

£1,100 PCM

Mumby Road, Gosport PO12 1AQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NATURALLY DECORATED
- ❖ TWO BEDROOMS
- ❖ TWO BATHROOMS
- ❖ OPEN PLANNED LIVING
- ❖ INTERAGTED WHITE GOODS
- ❖ UNFURNISHED
- ❖ BALCONY
- ❖ MOVE IN FROM OCTOBER
- ❖ A MUST VIEW

Welcome to Mumby Road, Gosport - a central location for this delightful one-bedroom flat! Situated in a purpose-built development, this new build property offers a perfect blend of modern living and convenience.

As you step into this lovely flat, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bedroom is spacious and comfortable, providing a peaceful retreat after a long day. The bathroom is sleek and modern, offering a touch of luxury.

One of the highlights of this property is the balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day.

Conveniently located close to the centre, you'll have easy access to shops, restaurants, and all the amenities you need. Whether you're looking to explore the local area or simply enjoy a quiet evening in, this flat offers the perfect balance.

Available unfurnished, you have the freedom to decorate and make this space your own. Imagine moving in this October and starting a new chapter in this wonderful flat - the possibilities are endless!

Don't miss out on this fantastic opportunity to make Mumby Road your new address. Contact us today to arrange a viewing and secure your spot in this charming flat.

PHOTOS ARE NOT OF EXACT FLAT BUT ONE SIMILAR AND TO THE SAME FINISH.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## Right to Rent.

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## Tenant Fees

### Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg.

change of sharer (capped at £50 or, if higher, any reasonable costs);

- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

- Council tax (payable to the billing authority);

- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

- Reasonable costs for replacement of lost keys or other security devices;

- Contractual damages in the event of the tenant's default of a tenancy agreement; and

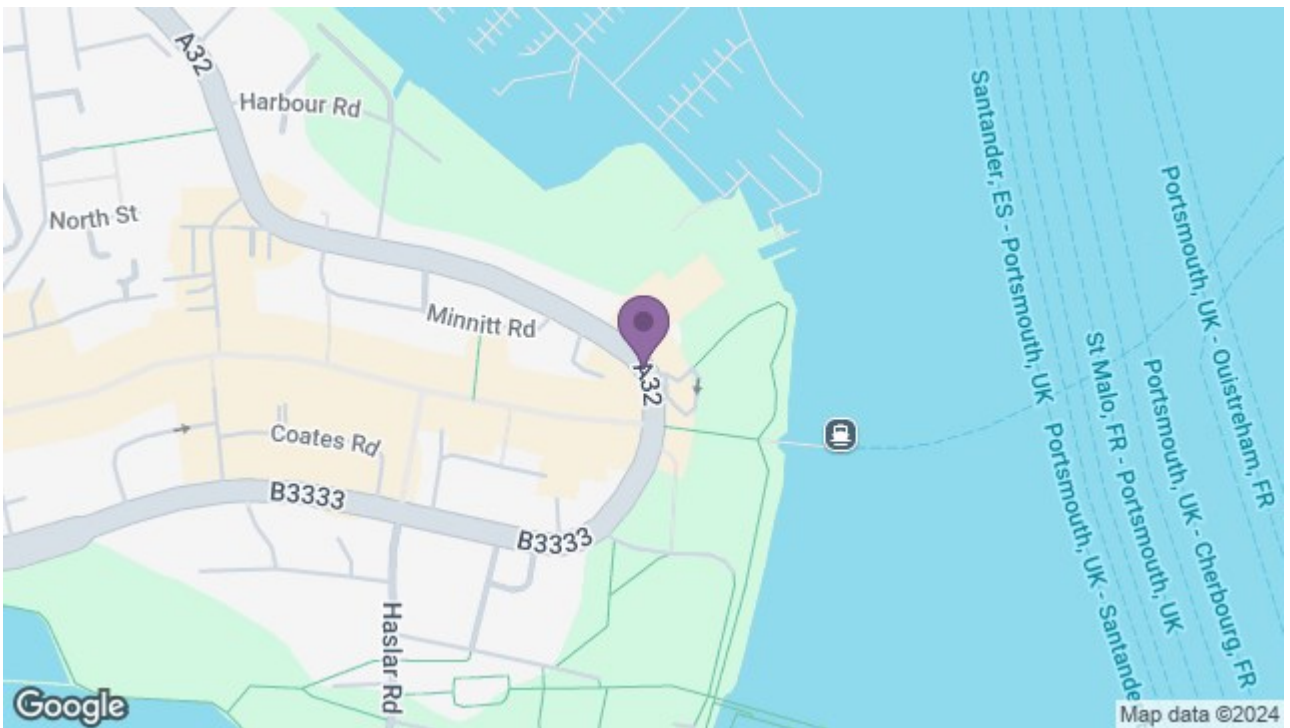
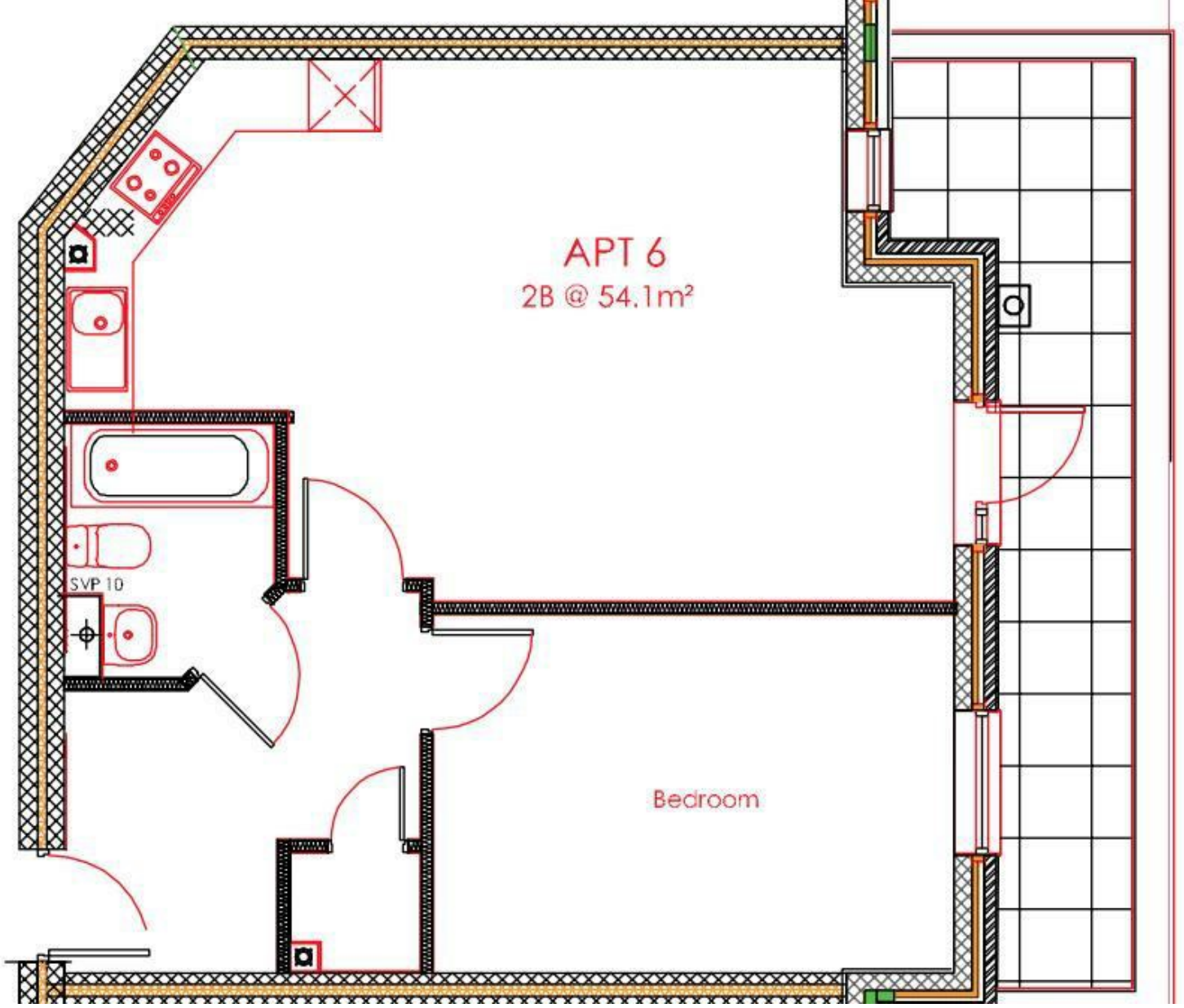
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500

