

£1,300 PCM

Mumby Road, Gosport PO12 1BU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- EXCLUSIVE NEW BUILD DEVELOPMENT
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- OPEN PLAN KITCHEN/LOUNGE/DINER
- VIEWS ACROSS THE SOLENT
- HIGH SPECIFICATION THROUGHOUT
- UNDERGROUND PARKING
- UNFURNISHED
- PRIVATE TERRACE
- A MUST VIEW

\*\*\*EXCLUSIVE NEW BUILD DEVELOPMENT WITH MARINA VIEWS! \*\*\*

We are thrilled to welcome Marina View to the LETTINGS market, a luxury new build apartment complex comprising of one and two bedroom properties, all with balconies and wonderful views across the marina and surrounding areas

The homes have been tastefully arranged to maximise space and have been designed to allow for ample natural light to flow in, with only the very best carpentry and materials used as standard.

The homes heating is via an Air Source Heat Pump System, which transfers heat from the outside air to water, which heats the rooms via radiators.

The lounge/diner is an excellent, bright and airy space and is the perfect space to entertain, with a beautiful sliding door, flooding the room with natural light and accessing the outside space. The kitchen area is also finished to a modern standard, with integrated appliances and modern work surfaces

The property has a landscaped communal area along with secure underground parking.

We strongly recommend booking an internal viewing to fully appreciate this beautiful, new build home.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

**KITCHEN/LOUNGE/DINING**  
17'5" \* 13'8" (5.32 \* 4.17)

**BEDROOM ONE**  
11'4" \* 10'4" (3.47 \* 3.15)

**BEDROOM TWO**  
11'6" \* 10'7" (3.53 \* 3.25)

**BATHROOM**  
6'7" \* 5'7" (2.03 \* 1.71)

**Council Tax Band**  
To Be Confirmed

**EPC**  
To Be Confirmed

**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.

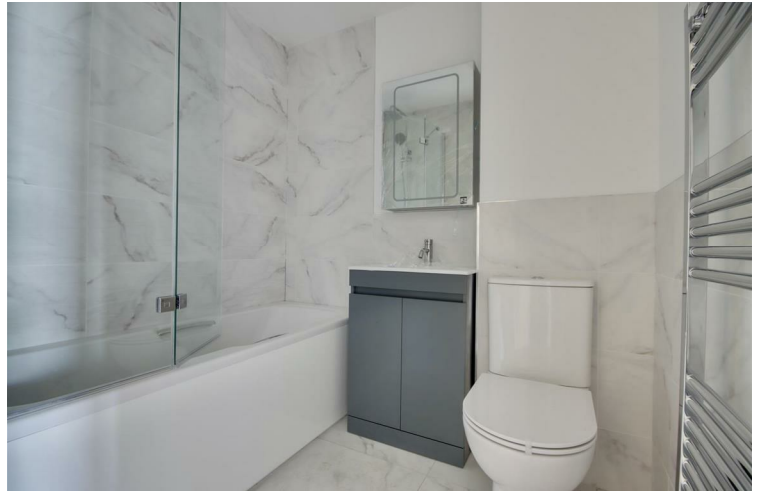
**Tenant Fees**  
Tenant Fees Act 2019

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

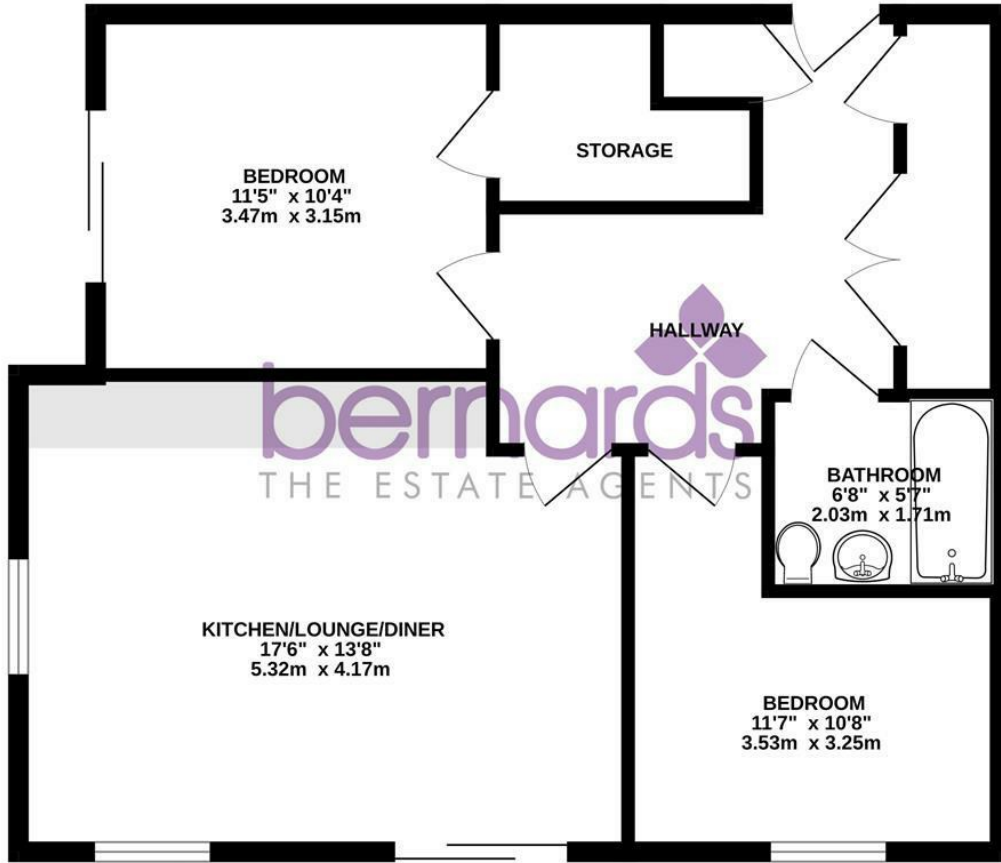
- maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated 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	



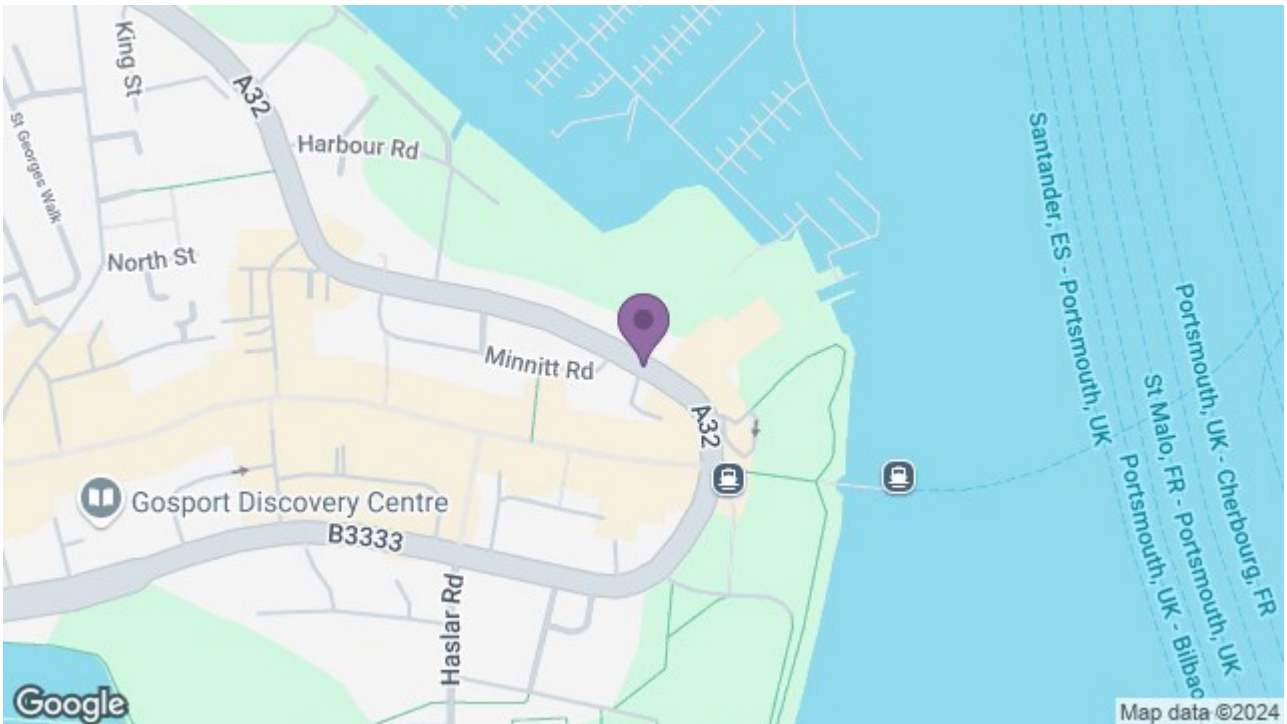
APARTMENT 19  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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