

£1,400 PCM

Mumby Road, Gosport PO12 1AQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BRAND NEW DEVELOPMENT
- ❖ BEAUTIFULLY PRESENTED
- ❖ NATURALLY DECORATED
- ❖ UNFURNISHED
- ❖ INTERGRATED WHITE GOODS
- ❖ ENSUITE
- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLANNED LIVING
- ❖ PARKING
- ❖ MOVE IN OCTOBER

Welcome to Mumby Road, Gosport - a new build property! This purpose-built flat boasts a modern design with two bedrooms and two bathrooms, perfect for comfortable living. The property features a spacious reception room, ideal for entertaining guests or relaxing after a long day.

One of the highlights of this property is the convenience of having parking available, ensuring you never have to worry about finding a spot after a busy day out. With a brand new development, you can enjoy the freshness and contemporary style that comes with a newly constructed home.

Imagine waking up in one of the two well-appointed bedrooms, each offering a peaceful retreat for rest and relaxation. The two bathrooms provide added convenience, making mornings a breeze for everyone in the household.

Don't miss out on the opportunity to make this property your new home sweet home. With its prime location and modern amenities, this flat is sure to be snapped up quickly. Available from October, this property is ready to welcome its new residents to a life of comfort and style.

PHOTOS ARE NOT OF EXACT FLAT BUT ONE SIMILAR

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







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# PROPERTY INFORMATION

## 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.

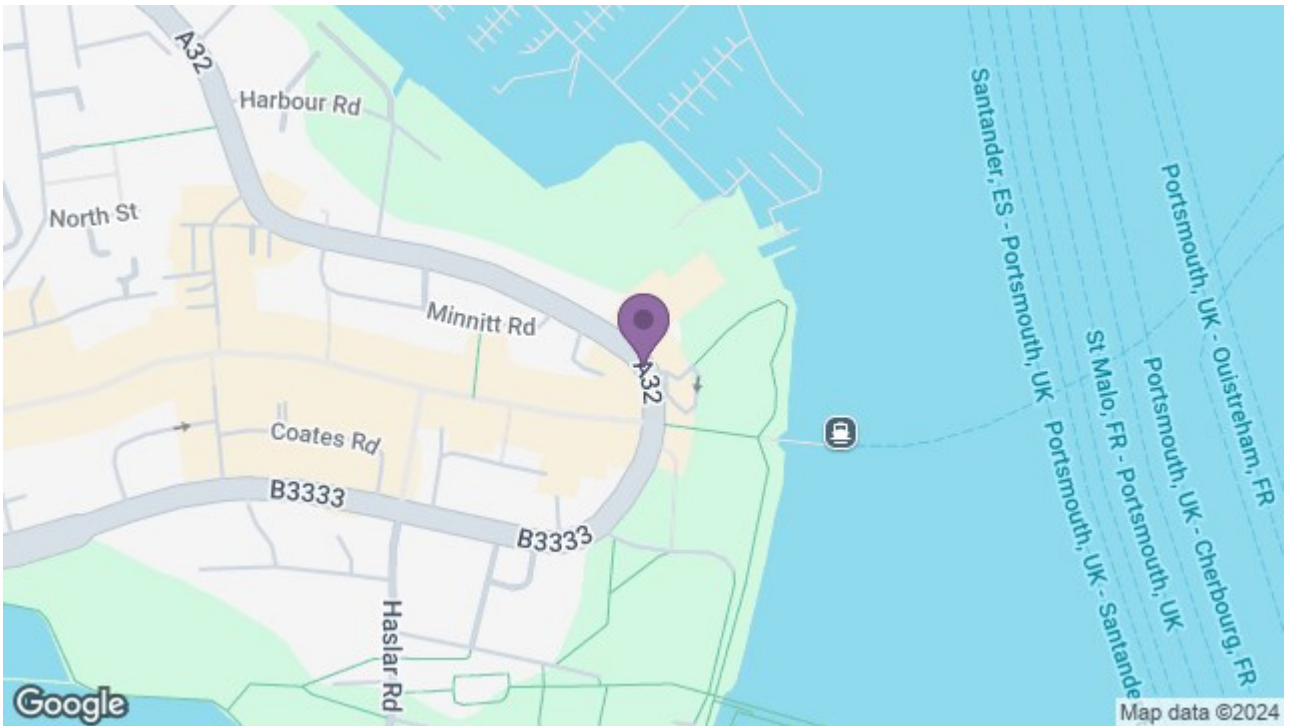
## Right to Rent.

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.



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	





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