

£1,500 PCM

Mumby Road, Gosport PO12 1BU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ALLOCATED PARKING
- ❖ TWO BEDROOMS
- ❖ ONE BATHROOM
- ❖ OPEN PLANNED LIVING
- ❖ INTERGRATED WHITE GOODS
- ❖ BALCONY
- ❖ UNFURNISHED
- ❖ NATURALLY DECORATED
- ❖ BEAUTIFULLY PRESENTED
- ❖ MOVE IN OCTOBER

Welcome to Mumby Road, Gosport - a new build property! This purpose-built flat boasts a modern design with one reception room, two bedrooms, and one bathroom, offering you a comfortable and stylish living space.

Situated in a brand new development, this property is perfect for those seeking a fresh start in a contemporary setting. With the convenience of parking available,

you can easily come and go as you please.

Don't miss out on the opportunity to make this beautiful flat your new home. Scheduled to be available in October, this property is sure to attract those looking for a modern and well-designed living space in a desirable location.

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

## 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);

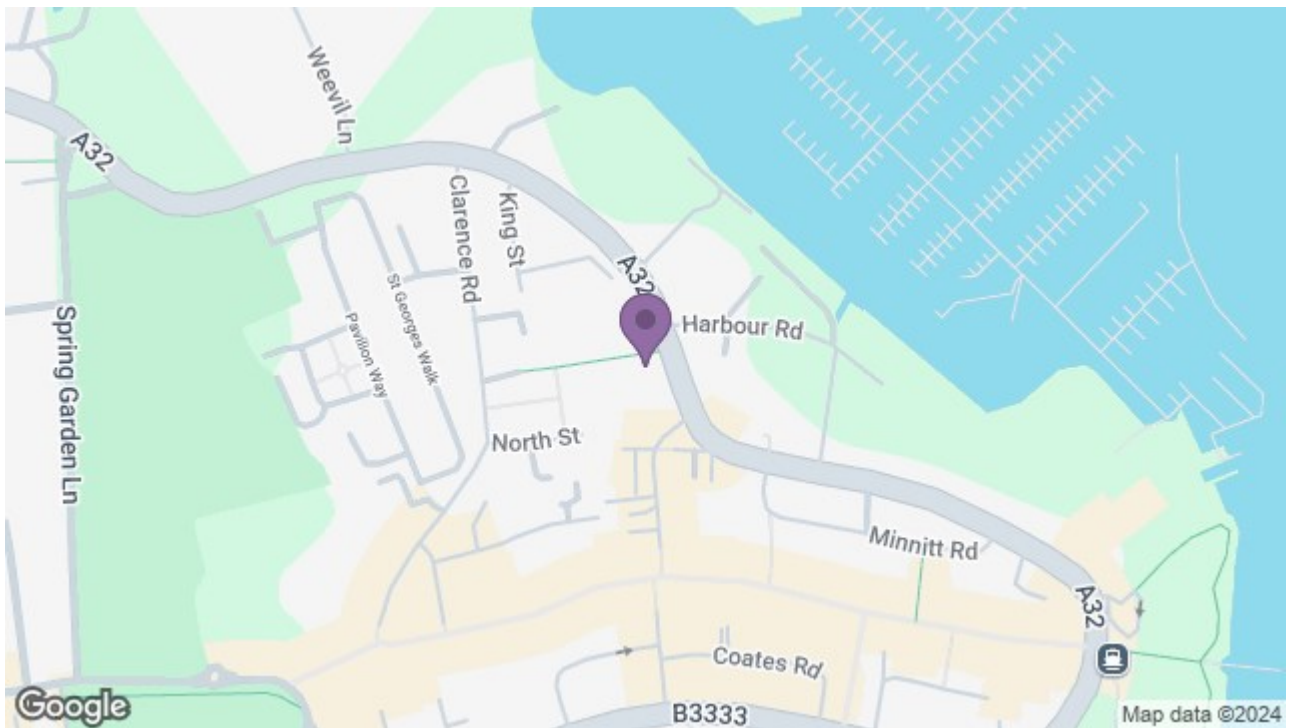
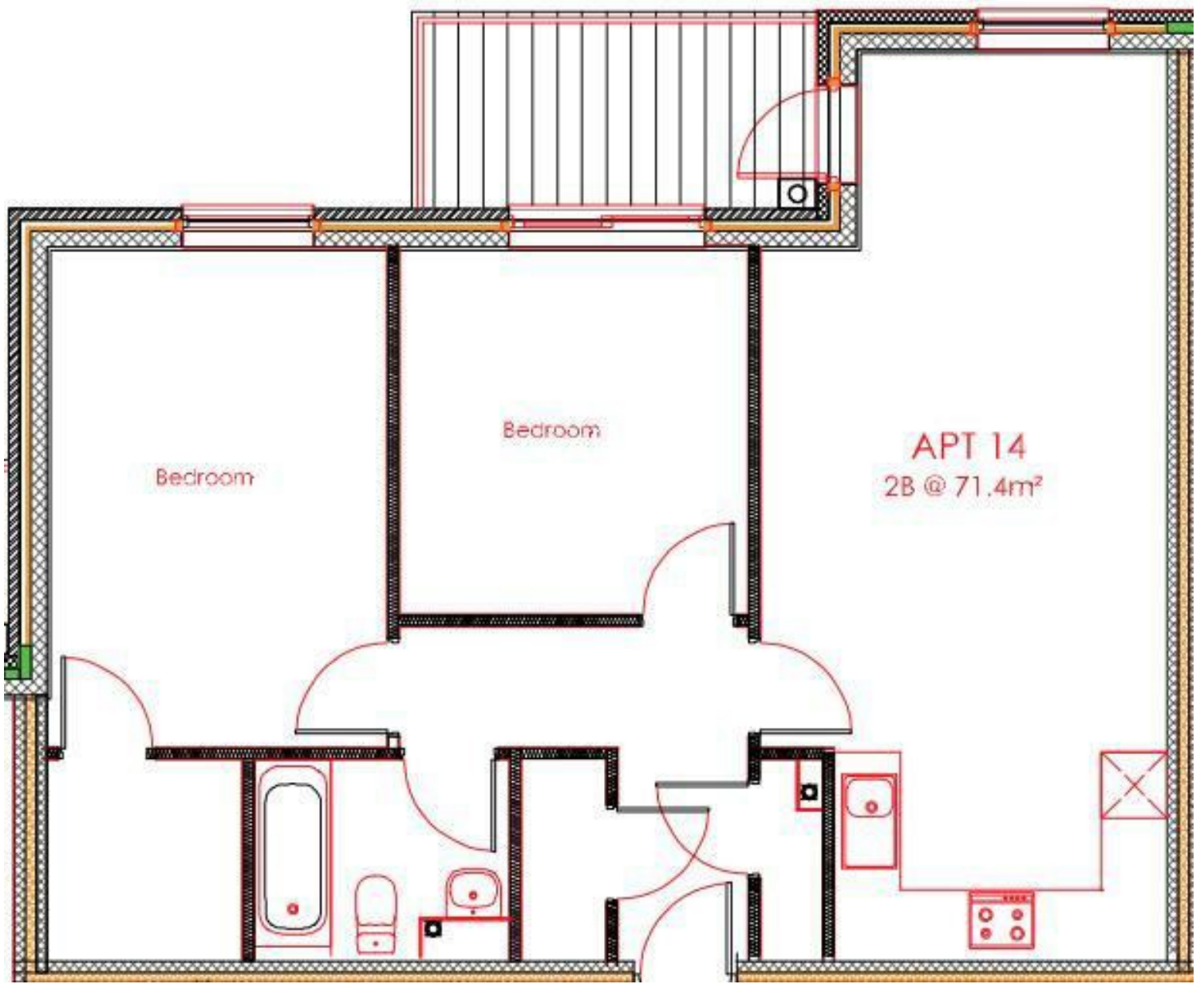
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council 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	







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