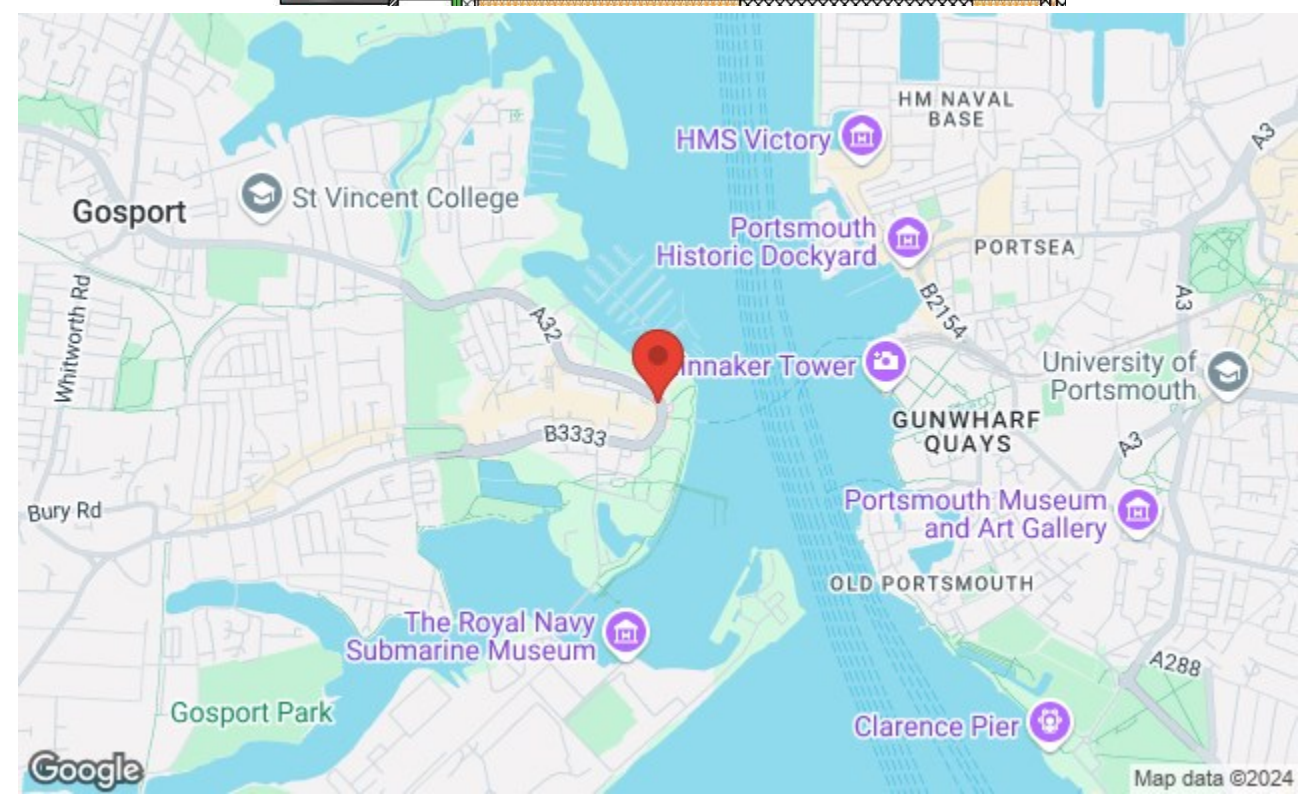


TO LET

£1,300 PCM
Mumby Road, Gosport PO12 1BU



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HIGHLIGHTS

- ❖ BRAND NEW DEVELOPMENT
- ❖ TWO BEDROOMS
- ❖ ONE BATHROOM
- ❖ OPEN PLANNED LIVING
- ❖ BALCONY
- ❖ UNFURNISHED
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ A SELECTION AVAILABLE
- ❖ MOVE IN OCTOBER
- ❖ A MUST VIEW

HALF PRICE RENT FOR DECEMBER MOVE IN

Welcome to Mumby Road, Gosport - a location for this stunning new build flat! This purpose-built property boasts a modern and sleek design, perfect for those seeking a contemporary living space.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. With two bedrooms and one bathroom, there is ample space for a small family, a couple, or even for those who desire a home office or guest room.

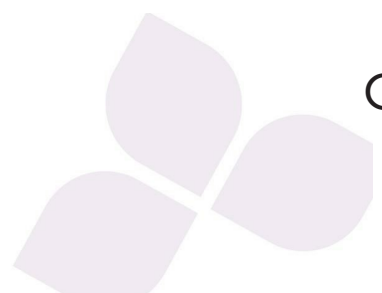
One of the highlights of this property is the brand new refurbishment it has undergone, ensuring that everything is fresh, clean, and ready for you to make it your own. The

unfurnished space allows you the freedom to decorate and furnish according to your personal style and preferences.

Convenience is key with this flat, as it comes with parking - a coveted feature in many properties. Whether you have a car or simply enjoy the ease of parking for guests, this amenity adds a touch of luxury to your everyday life.

Don't miss out on the opportunity to make this new build flat your home. Mumby Road offers a peaceful retreat from the hustle and bustle, while still being close to local amenities and transport links. Book a viewing today and envision the possibilities that await in this lovely property.

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



Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



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		84	84
(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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