

£2,000 PCM

Marina View, Gosport PO12 1AQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ PENT HOUSE APARTMENT
- ❖ WRAP AROUND BALCONY
- ❖ TWO PARKING SPACES
- ❖ THREE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ BRAND NEW DEVELOPMENT
- ❖ NATURALLY DECORATED
- ❖ UNFURNISHED
- ❖ MOVE IN OCTOBER
- ❖ A MUST VIEW

Welcome to Marina View, a stunning penthouse apartment located on Mumby Road in the heart of Gosport. This purpose-built flat boasts not only a prime location but also a wealth of desirable features that are sure to capture your attention.

As you step into this property, you are greeted by a spacious reception room that offers a perfect setting for entertaining guests or simply relaxing after a long day. With three well-appointed bedrooms, there is ample space.

The two bathrooms in this penthouse apartment provide convenience and luxury, ensuring that you have all the comfort you need. Imagine unwinding in a hot bath after a busy day, surrounded by the tranquillity of your own private space.

One of the standout features of this property is the wrap-around views that offer a panoramic vista of the marina and beyond. Whether you are enjoying your morning coffee or hosting a dinner party, these views are sure to impress both you and your guests.

Parking is often a premium in busy towns, but with Marina View, you have the convenience of two parking spaces, providing secure accommodation for your vehicles.

In conclusion, Marina View presents a rare opportunity to own a penthouse apartment with three bedrooms, two bathrooms, and stunning wrap-around views in the heart of Gosport. Don't miss out on the chance to make this exceptional property your new home.

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.

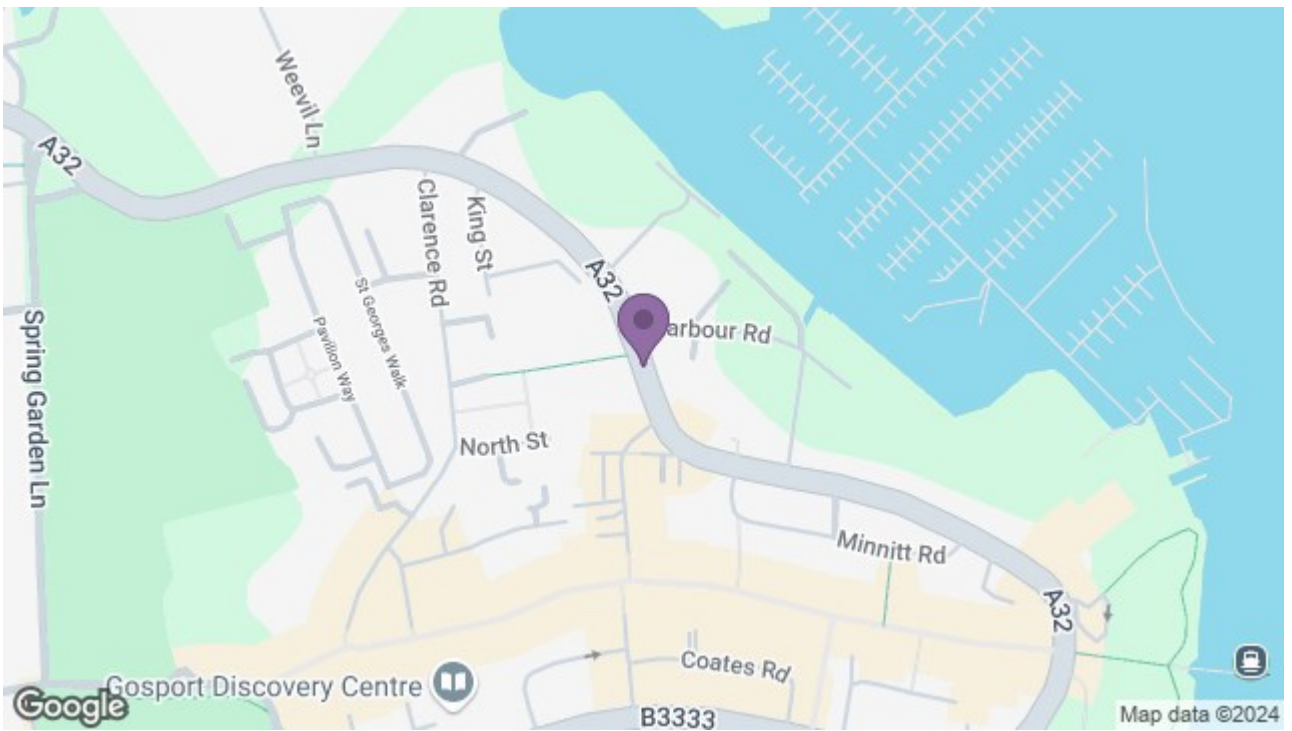
change of sharer (capped at £50 or, if higher, any reasonable costs);

- 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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