

£1,400 PCM

Mumby Road, Gosport PO12 1BU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BRAND NEW DEVELOPMENT
- ❖ TWO BEDROOMS
- ❖ ONE BATHROOM
- ❖ OPEN PLANNED LIVING
- ❖ INTERGARTED WHITE GOODS
- ❖ TERRACE
- ❖ UNFURNISHED
- ❖ CLOSE TO TOWN CENTRE
- ❖ A MUST VIEW
- ❖ MOVE IN OCTOBER

Welcome to Mumby Road, Gosport - a location for this stunning 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.

Imagine waking up in one of the two well-appointed bedrooms, each offering a peaceful retreat. With two bathrooms, you'll never have to wait for your morning shower again!

This brand new development is perfect for those looking for a fresh start in a contemporary home. The property's proximity to transport links makes commuting a breeze, ensuring you're always well-connected to the rest of the city.

Don't miss out on the opportunity to make this beautiful flat your new home. Available from October, this property is ready to welcome you to a life of convenience and comfort. Contact us today to arrange a viewing and secure your spot in this fantastic new development on Mumby Road!

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);

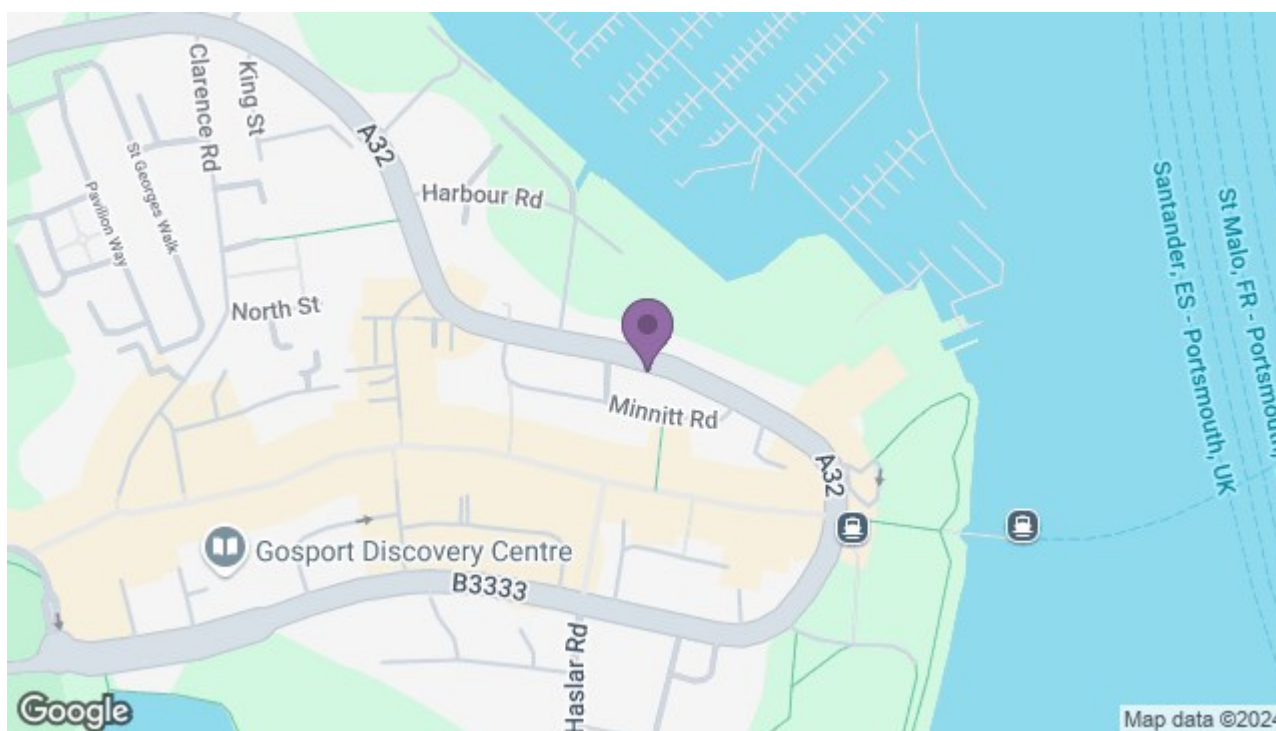
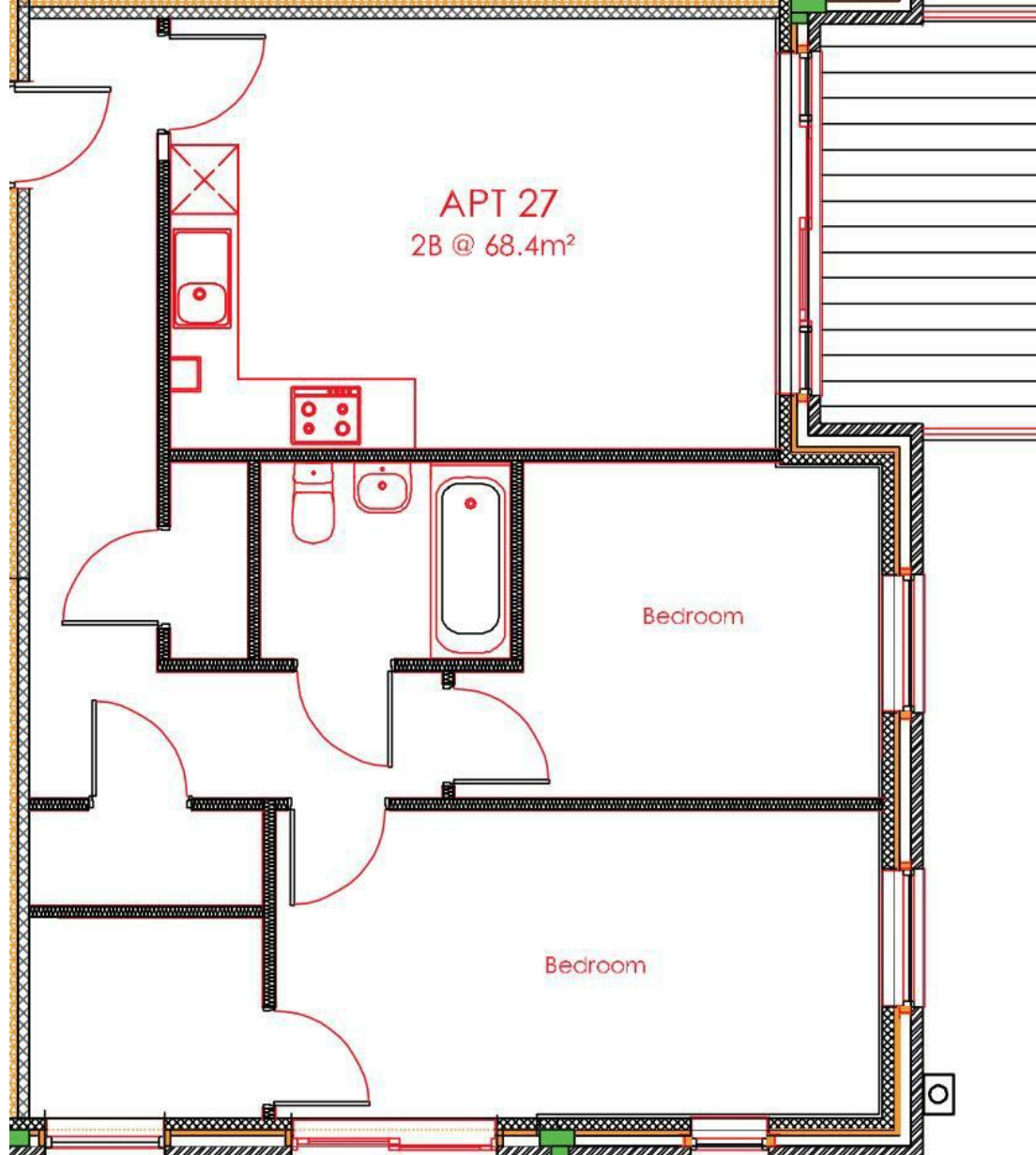
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council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

## Council Tax Band TBC



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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