

£1,300 PCM

Mumby Road, Harbour Road,  
Gosport PO12 1BQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BRAND NEW DEVELOPMENT
- ❖ PRIVATE BALCONY
- ❖ NATURALLY DECORATED
- ❖ ALLOCATED PARKING
- ❖ TWO BEDROOMS
- ❖ LIFT ACCESS
- ❖ INTERGRATED WHITE GOODS
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ MOVE IN IMMEDIATELY

Welcome to Mumby Road, Gosport - a stunning new build flat! This purpose-built property boasts a modern design with two bedrooms and one bathroom, offering both comfort and convenience. The neutral decor provides a blank canvas for you to make this space your own.

Situated in a brand new development, this flat is perfect for those looking to move in IMMEDIATELY and start afresh in a contemporary setting. With one reception room, there's ample space to

entertain guests or simply relax after a long day.

Don't miss the opportunity to make this new build flat your new home. Contact us today to arrange a viewing and envision yourself living in this stylish and well-appointed property on Mumby Road.

PHOTOS ARE NOT OF EXACT FLAT BUT ONE SIMILAR

Call today to arrange a viewing  
02392 004660  
[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.

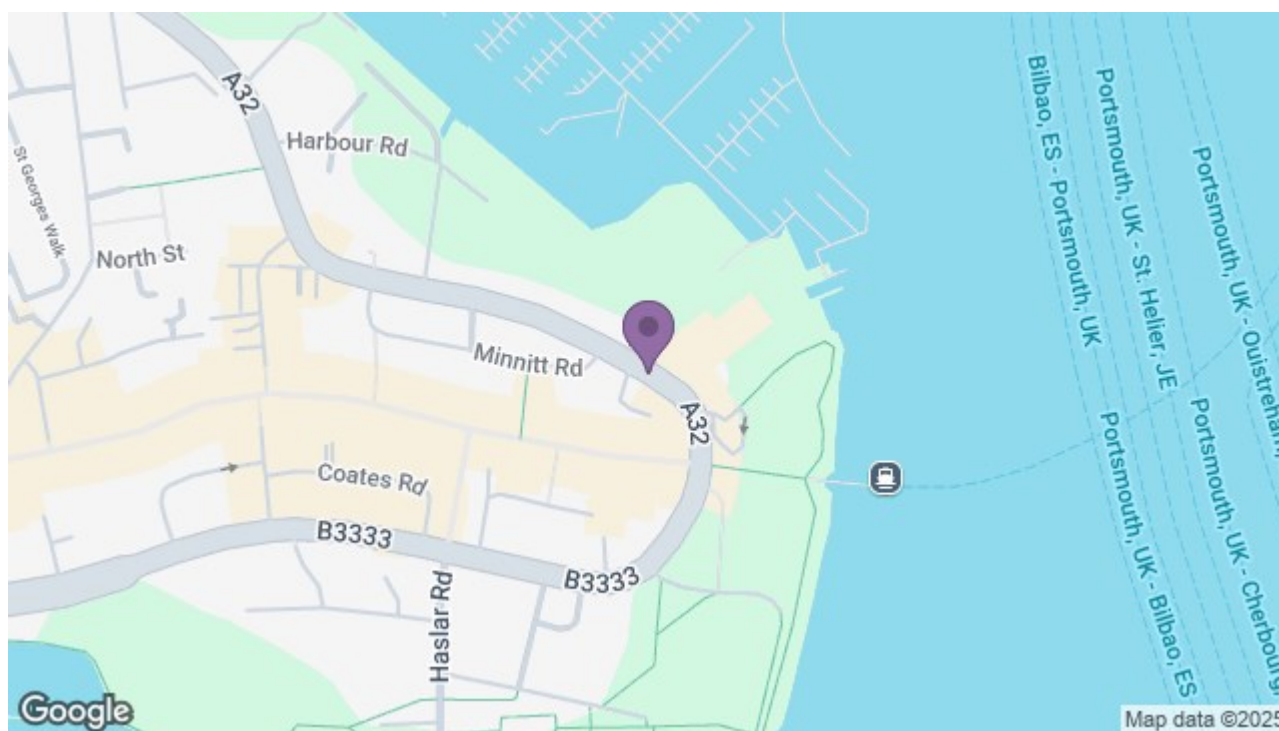
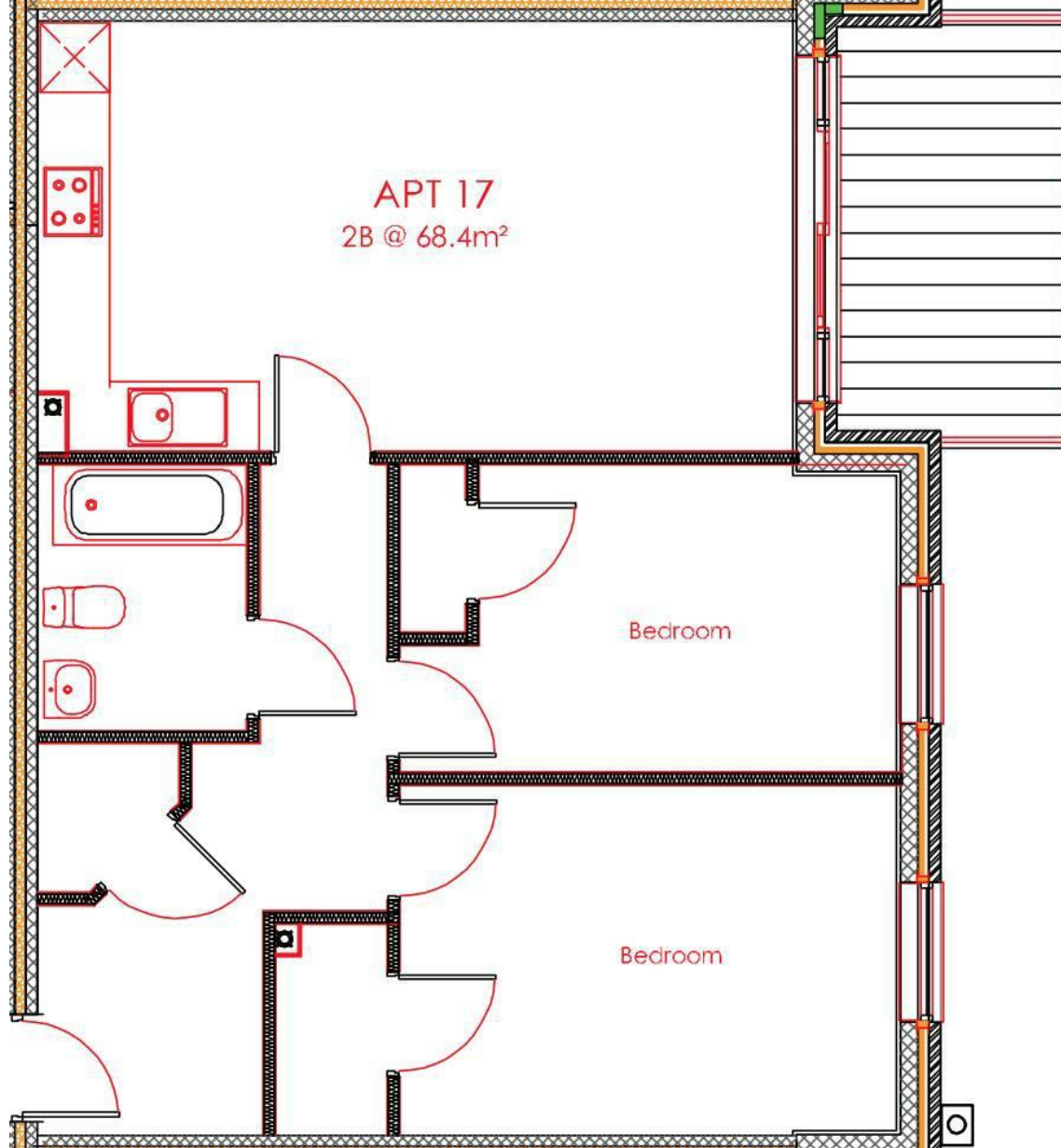
## Right to Rent.

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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