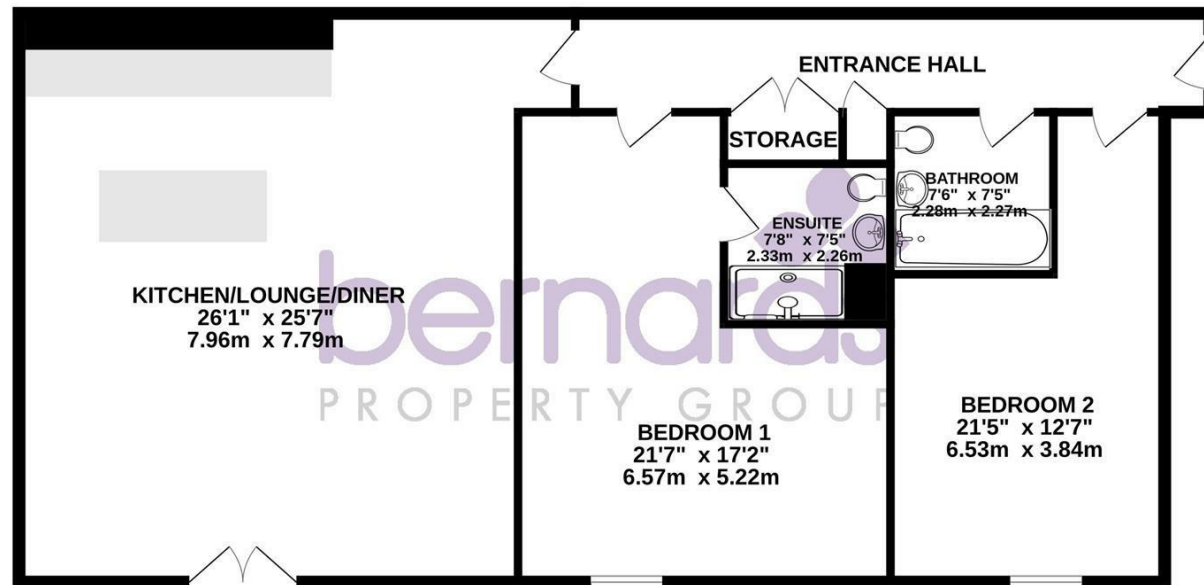
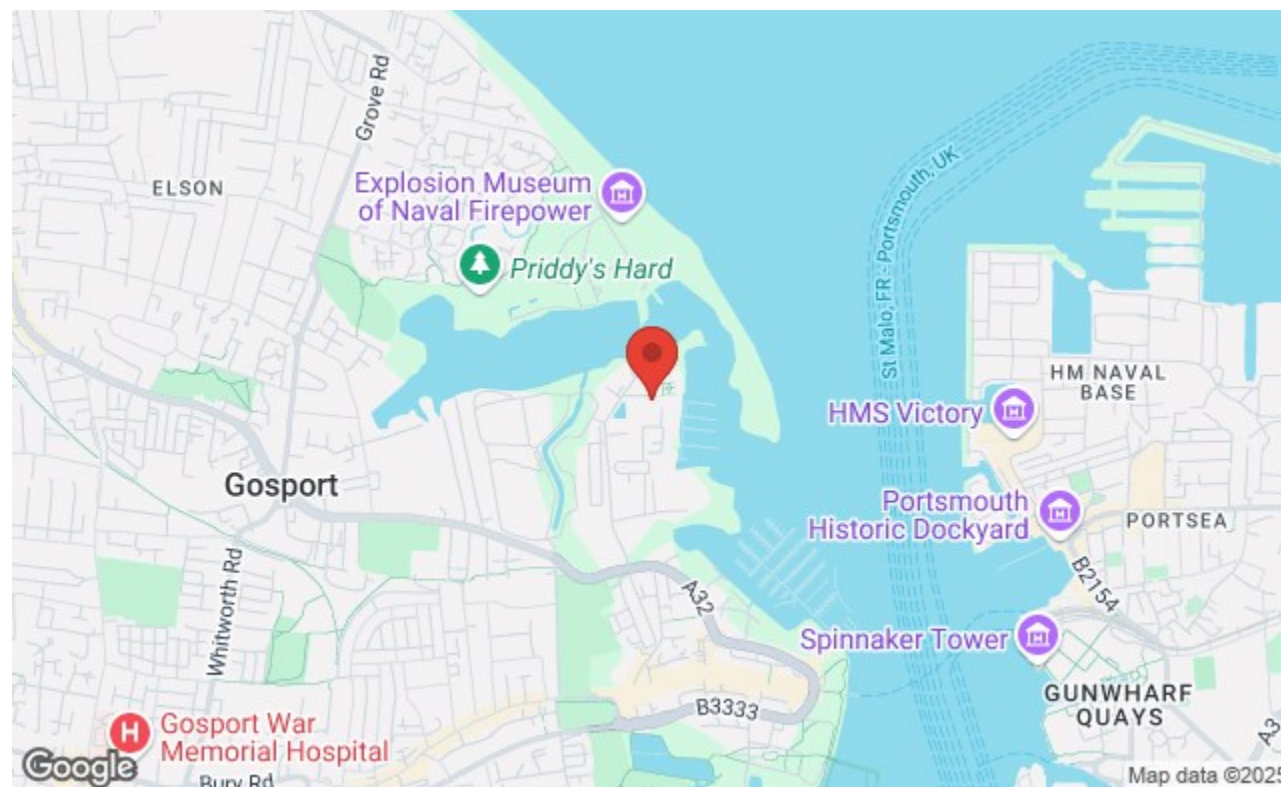


2ND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660



£1,200 Per Calendar Month

The Granary & Bakery, Gosport PO12 1FX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ HARBOUR VIEWS
- ❖ JULIET BALCONY
- ❖ ENSUITE TO MASTER
- ❖ UNFURNISHED
- ❖ PERMIT PARKING
- ❖ SECURE ENTRY
- ❖ AVAILABLE NOW
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ OPEN PLAN LIVING
- ❖ CHARACTER PROPERTY

Tucked away in a beautiful Grade II listed building, The Granary & Bakery is full of charm and character, offering a rare chance to live in a historic home with all the modern comforts you'd expect.

This spacious flat offers over 1,300 square feet of living space, including two well-proportioned bedrooms, one with its own ensuite in addition to the main bathroom.

The bright and welcoming

reception room features large windows with stunning harbour views, filling the space with natural light.

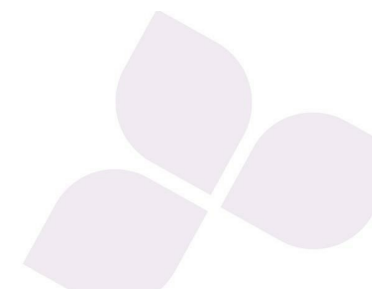
The property is available now, offers permit parking, and is close to bars, restaurants, and just a short walk from the town centre.

This unique home is perfect for anyone looking for something special by the coast. Early viewing is highly recommended!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



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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