

£1,300 PCM

Harbour Road, Gosport PO12 1BQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ PRIVATE BALCONY
- ❖ TWO DOUBLE BEDROOMS
- ❖ ONE BATHROOM
- ❖ OPEN PLANNED LIVING
- ❖ MODERN KITCHEN
- ❖ INTEGRATED WHITE GOODS
- ❖ NATURALLY DECORATED
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ BRAND NEW DEVELOPMENT
- ❖ ALLOCATED PARKING

Available NOW is this delightful 2 Bedroom Apartment offering a perfect blend of modern living and stunning natural beauty. Spanning an impressive 743 square feet, this new build property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retreat.

One of the standout features of this property is the breathtaking sea views that can be enjoyed from various vantage points within the flat. The

property is conveniently situated near local amenities, including shops, cafes, and parks, ensuring that all your daily needs are within easy reach. The vibrant community and picturesque surroundings make this property a wonderful place to call home. With its spacious layout, stunning views, and prime location, it presents an excellent opportunity for those looking to embrace a relaxed lifestyle by the sea so enquire now to avoid disappointment!

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.

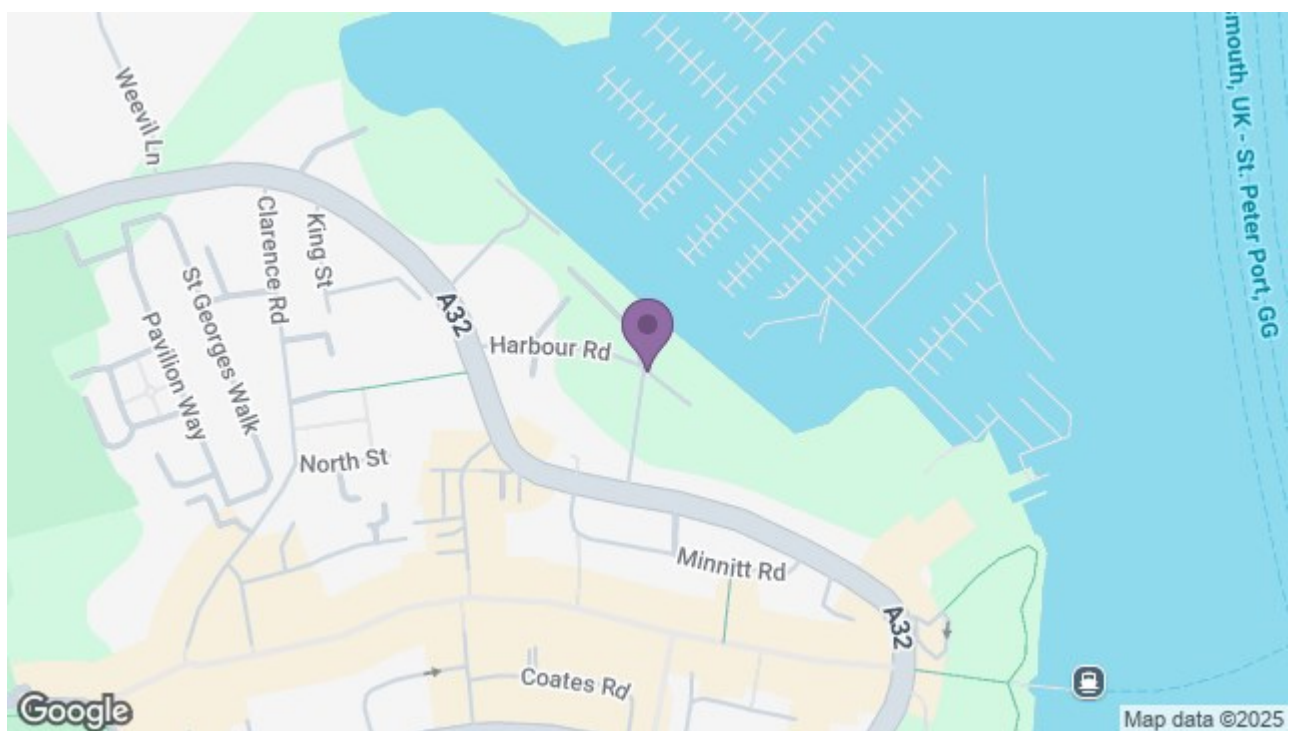
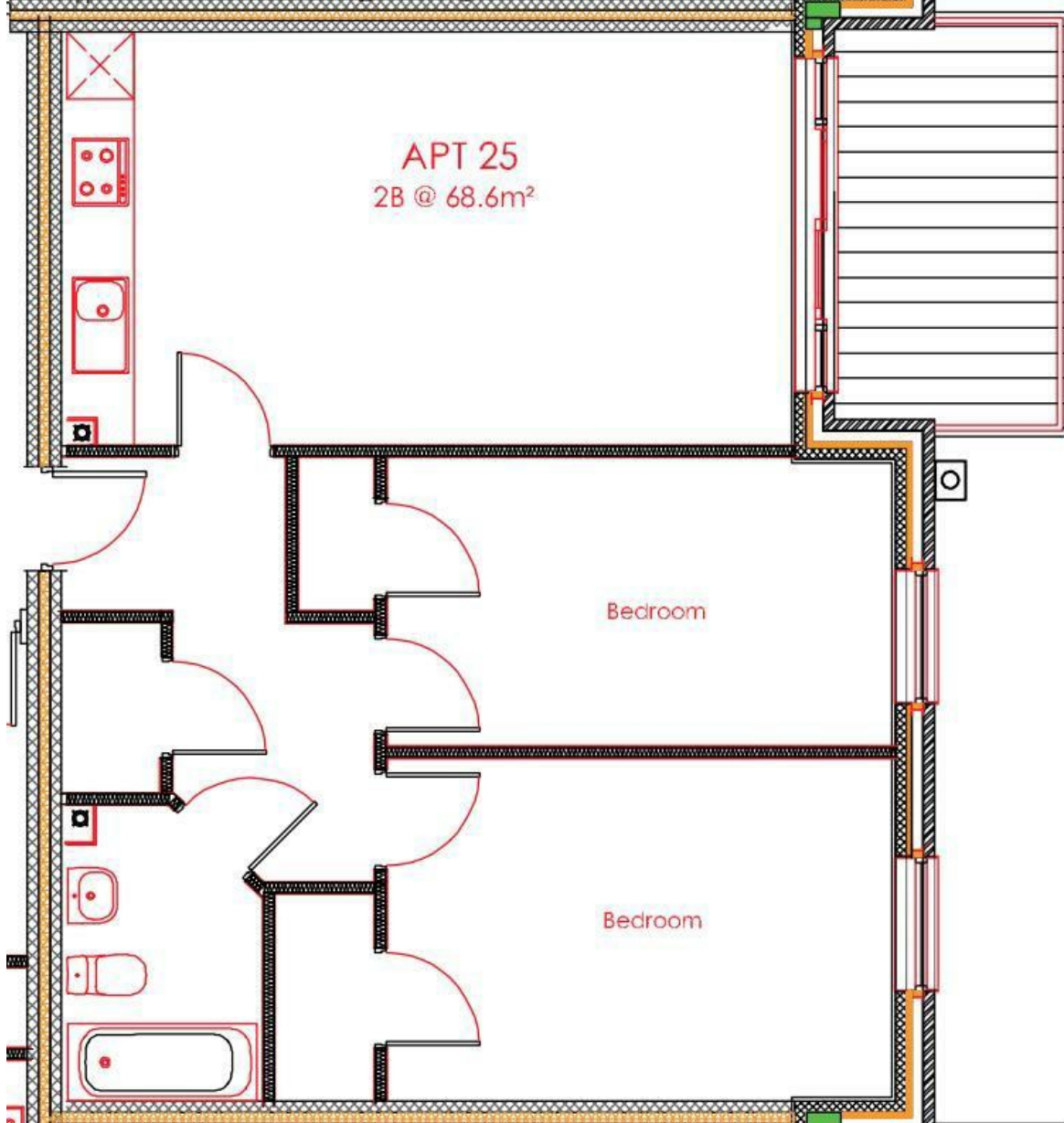
## Right to Rent.

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	89	89
(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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