



97 High Street, Gosport, PO12 1DS  
t: 02392 004660



£1,150 PCM

Marina View, Harbour Road, Gosport PO12 1BQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ OPEN PLANNED LIVING
- ❖ TWO BEDROOMS
- ❖ ONE BATHROOM
- ❖ BALCONY
- ❖ ALLOCATED PARKING
- ❖ CLOSE TO LOCAL SHOPS
- ❖ UNFURNISHED
- ❖ BRAND NEW DEVELOPMENT
- ❖ INTERGRATED WHITE GOODS
- ❖ AVAILABLE NOW

Welcome to Mumby Road, Gosport - A stunning new build flat in a purpose-built development. This two-bedroom, one-bathroom property is perfect for those seeking a modern and convenient living space.

As you step into the property, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The two bedrooms offer ample space for a small family, guests, or even a home office.

One of the highlights of this property is the brand new development it is part of, ensuring that you will be the

first to enjoy its pristine condition and modern amenities. The unfurnished space allows you the freedom to decorate and make it your own.

Don't miss out on the opportunity to make this your new home with an immediate move-in date, you could be settling in before you know it.

Contact us today to arrange a viewing and secure this fantastic flat in Gosport.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# 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	86	86
(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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