



£1,150 PCM

Marina View, Harbour Road, Gosport PO12





# **HIGHLIGHTS**

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

perfect for those seeking a modern your own. and convenient living space.

are greeted by a spacious reception immediate move-in date, you could room, ideal for entertaining guests be settling in before you know it. or simply relaxing after a long day. The two bedrooms offer ample Contact us today to arrange a space for a small family, guests, or viewing and secure this fantastic flat 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

Welcome to Mumby Road, Gosport - first to enjoy its pristine condition A stunning new build flat in a and modern amenities. The purpose-built development. This two- unfurnished space allows you the bedroom, one-bathroom property is freedom to decorate and make it

Don't miss out on the opportunity to As you step into the property, you make this your new home with an

in Gosport.

Call today to arrange a viewing 02392 004660 www.bernardsestates.co.uk





## PROPERTY INFORMATION

#### RIGHT TO RENT.

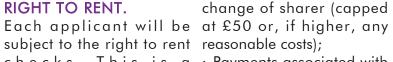
checks. This is a · Payments associated with version of acceptable costs); Identification.

### **TENANT FEES** Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following percentage rate); permitted payments.

For properties in England, the Tenant Fees Act 2019 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); COUNCIL TAX BAND
- · Deposits (a maximum TBC 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.



- government requirement early termination of a since February 2016. We tenancy (capped at the are required to check and landlord's loss or the take a copy of the original agent's reasonably incurred
- documentation in order to · Where required, utilities adhere to the Right to rent (electricity, gas or other fuel, checks. This will be carried water, sewerage), out at referencing stage. communication services Please speak to a member (telephone, internet, of staff for acceptable 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
  - Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in means that in addition to 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.

















