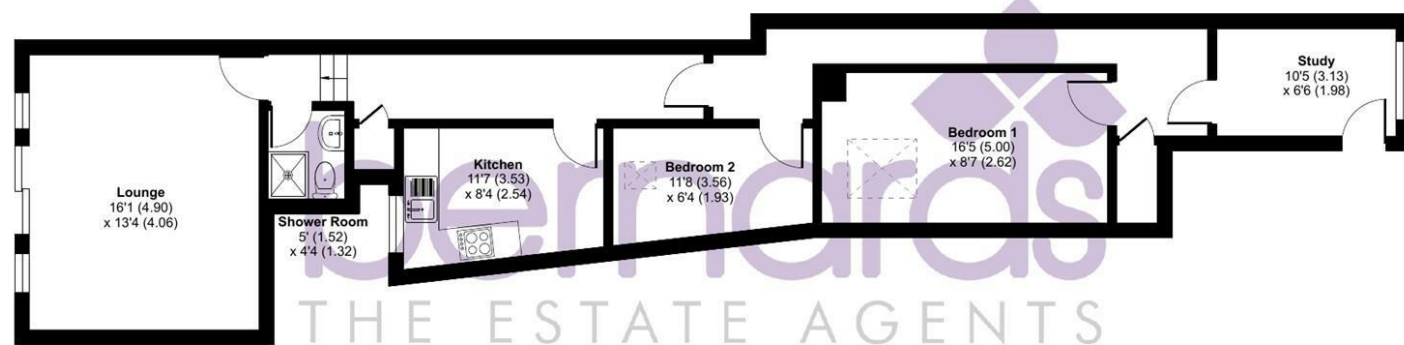


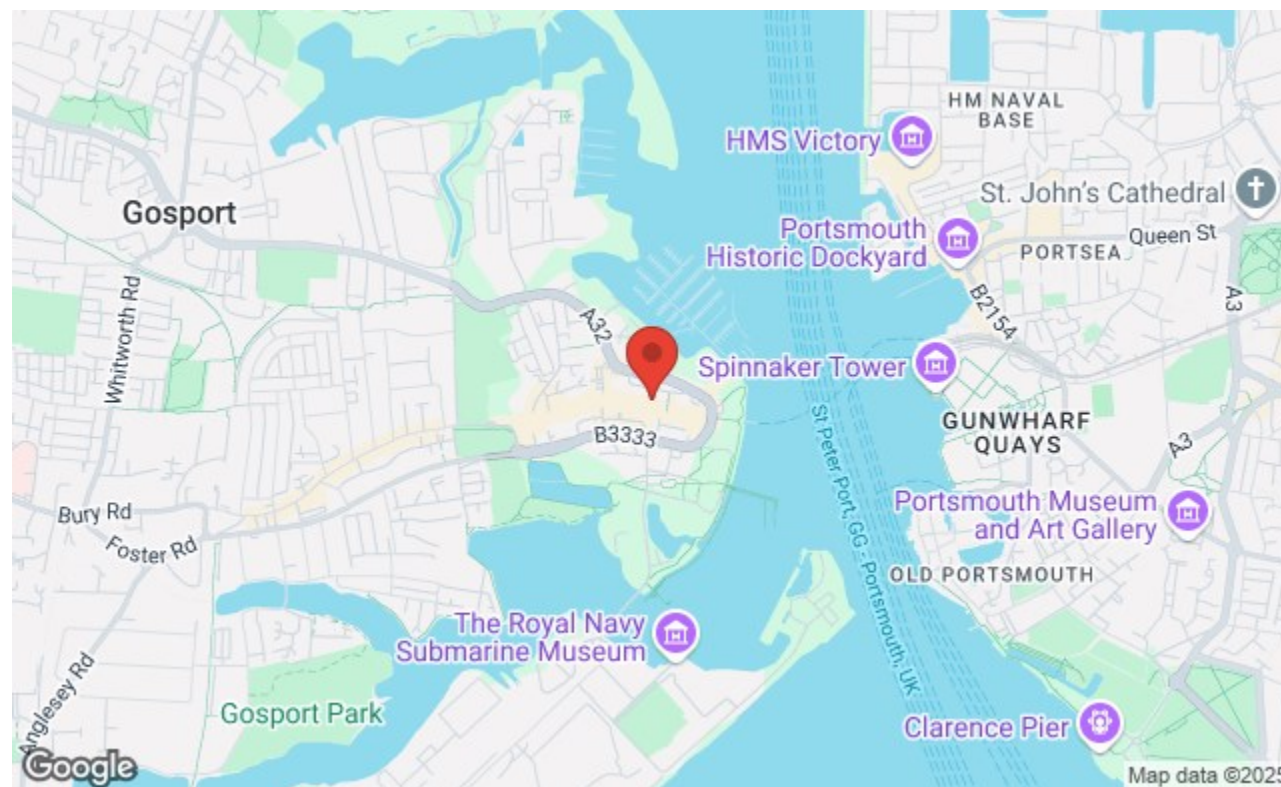
## High Street, Gosport, PO12

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1269434



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



£1,000 Per Calendar Month

High Street, Gosport PO12 1DF

**bernard's**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE JUNE
- ❖ DOUBLE GLAZING
- ❖ MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ❖ COUNCIL TAX BAND A
- ❖ STUDY AREA
- ❖ SHOWER ROOM
- ❖ HIGH STREET LOCATION
- ❖ PERMIT PARKING
- ❖ AMPLE STORAGE
- 2 DOUBLE BEDROOMS

Available June – Two Bedroom Top Floor Flat in Central Gosport and energy efficiency.

Bernards are pleased to offer this well-presented two-bedroom top floor flat, ideally located on Gosport's High Street.

The property offers two spacious bedrooms, a living room with ample storage and a separate study area, perfect for working from home. There's a practical fitted kitchen and a modern shower room, plus double glazing throughout for added comfort

With everything on your doorstep – shops, cafes, and great transport links – this flat is ideal for those looking for a convenient and comfortable home in the heart of town.

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 2019

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.

## STUDY

10'5 x 6'6 (3.18m x 1.98m)

## INNER HALLWAY

## KITCHEN

11'7 x 8'4 (3.53m x 2.54m)

## LOUNGE

16'1 x 13'4 (4.90m x 4.06m)

## BEDROOM ONE

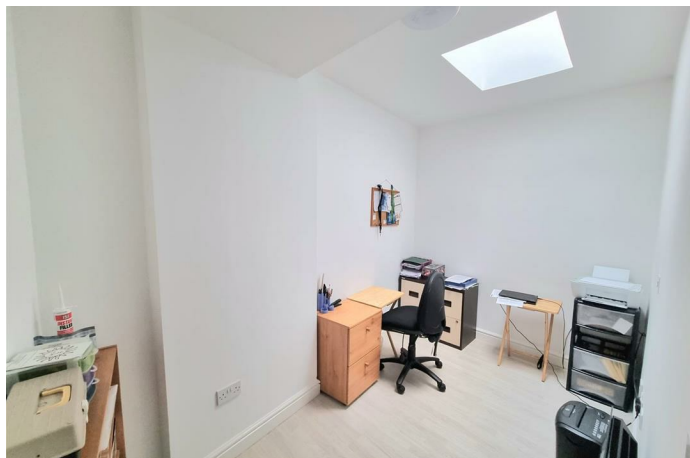
16'5 x 8'7 (5.00m x 2.62m)

## BEDROOM TWO

11'8 x 6'4 (3.56m x 1.93m)

## SHOWER ROOM

6'8 x 6'5 (2.03m x 1.96m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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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