



£1,225 PCM

Harbour Road, Gosport PO12 1BQ

**bernards**  
THE ESTATE AGENTS



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## HIGHLIGHTS

- ❖ NATURALLY PRESENTED
- ❖ ALLOCATED PARKING
- ❖ CLOSE TO LOCAL SHOPS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ UNFURNISHED
- ❖ TWO BEDROOMS
- ❖ INTERGRATED WHITE GOODS
- ❖ GROUND FLOOR
- ❖ AVAILABLE NOW
- ❖ A MUST VIEW

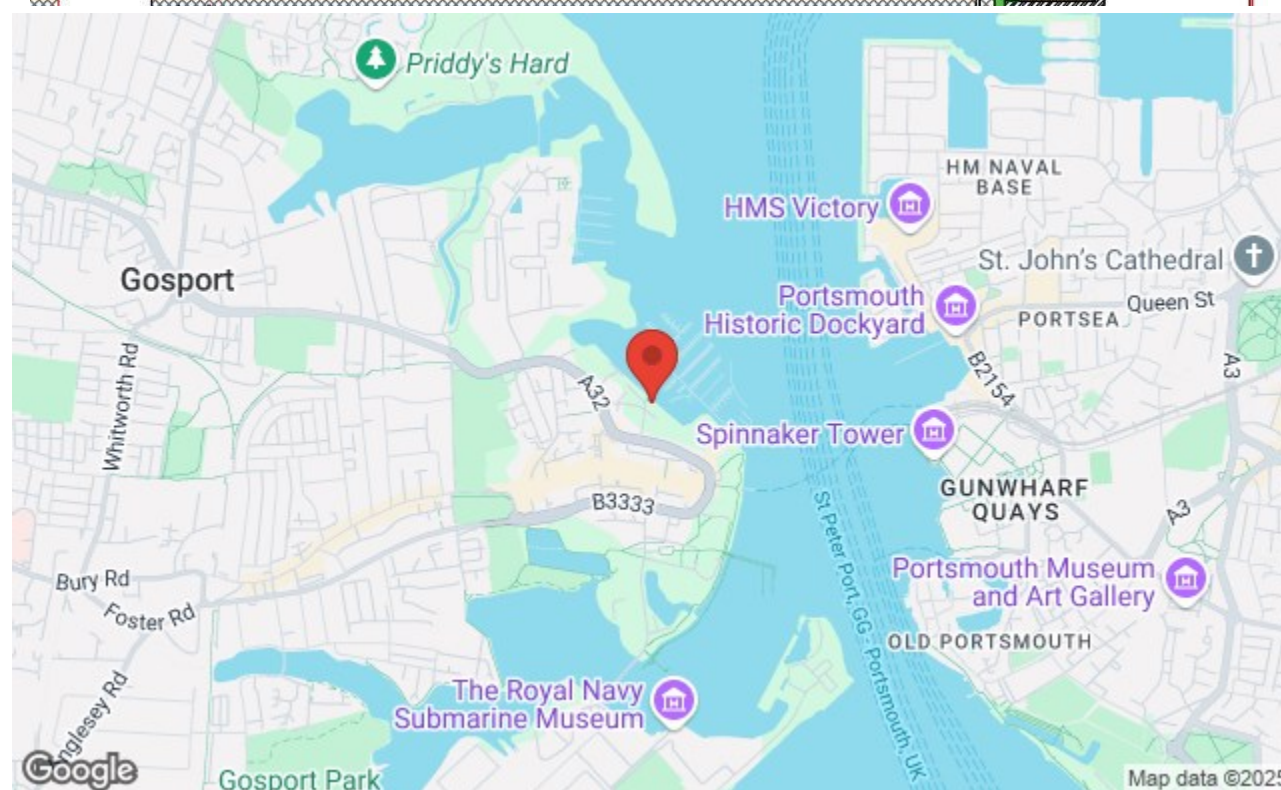
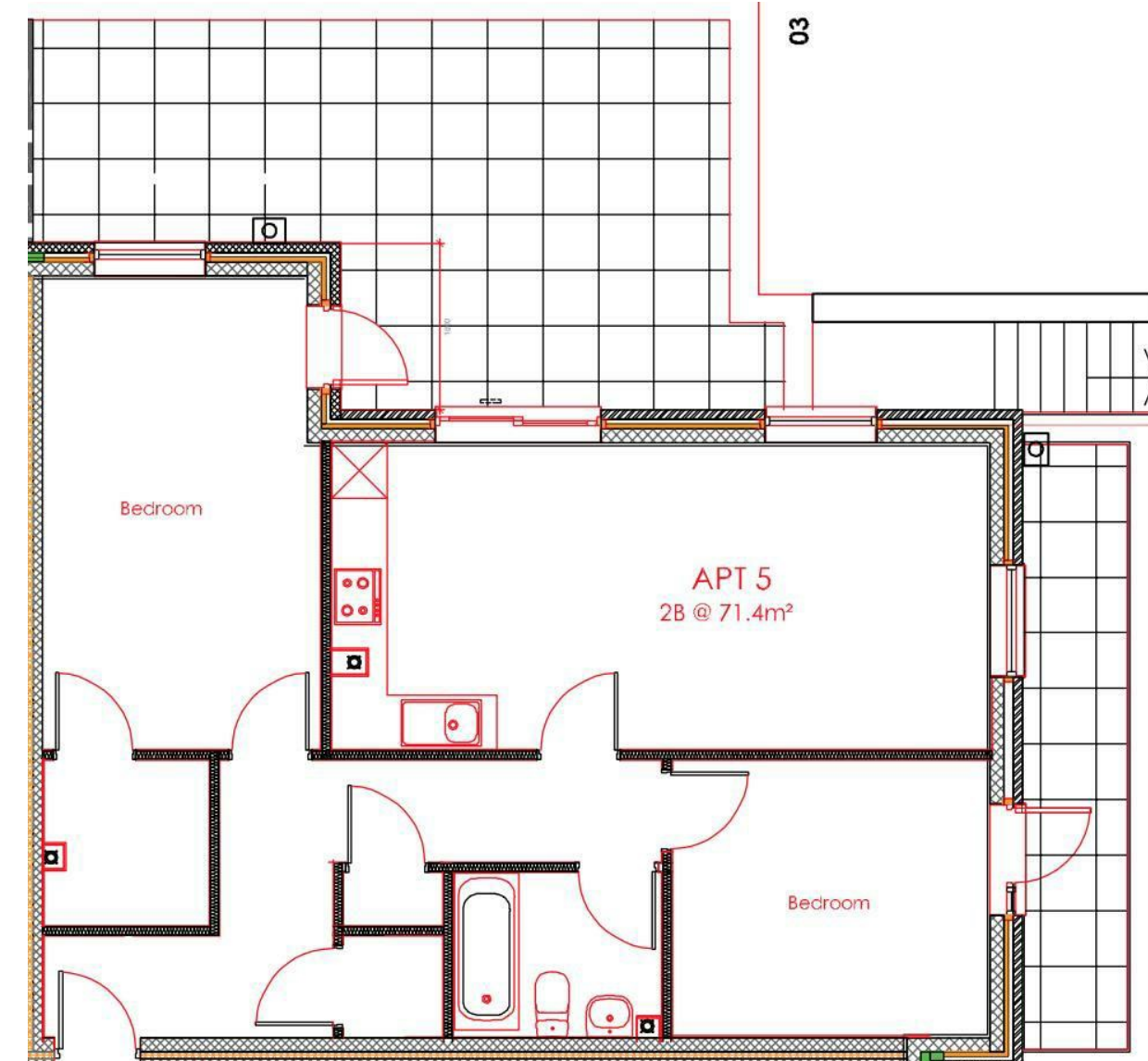
Nestled on Mumby Road, this newly built purpose-built flat offers a delightful blend of modern living and coastal charm. Spanning an impressive 764 square feet, the property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

One of the standout features of this property is the terraced balcony, which provides stunning sea views. The balcony is an excellent space for outdoor

relaxation and entertaining.

Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area. The combination of modern amenities and a prime location makes this flat a fantastic opportunity for those looking to embrace a coastal lifestyle in Gosport.

Don't miss the chance to make this beautiful flat your new home.



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



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;

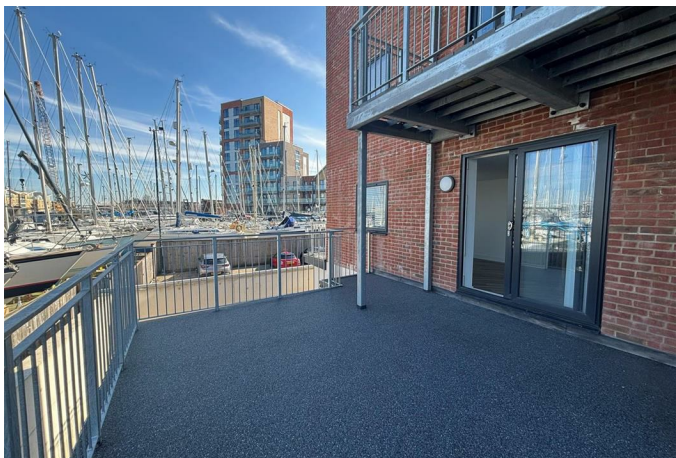
- Council tax (payable to the billing authority);

- 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.



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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