

£700 Per Calendar Month

Avenue Road, Gosport PO12 1JY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FULLY FURNISHED DOUBLE ROOM
- ❖ REFURBISHED THROUGHOUT
- ❖ AVAILABLE WITH NO DEPOSIT
- ❖ ENSUITE BATHROOM
- ❖ SHARED GARDEN WITH STORAGE
- ❖ CLOSE TO TOWN CENTRE AND FERRY TO PORTSMOUTH
- ❖ ON ROAD PARKING AVAILABLE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ ALL BILLS INCLUDED
- ❖ SHARED FACILITIES

Modern Ensuite Double Room – All Bills included - Flexible Move-In with No Deposit Option

Another fantastic Ensuite double room is now available in this immaculately renovated house tailored for professionals seeking stylish, hassle-free living. Every detail of this home has been designed to combine comfort, quality, and convenience.

This well-proportioned room comes fully furnished with sleek, modern furnishings

and includes its own private ensuite shower room—perfect for those who value both privacy and style.

The property also offers access to a high-spec shared kitchen, fully equipped and thoughtfully laid out for ease of use.

Located in a quiet yet central area, you're just minutes from the town centre, transport options, and everyday essentials. On-street parking is available nearby for added convenience.

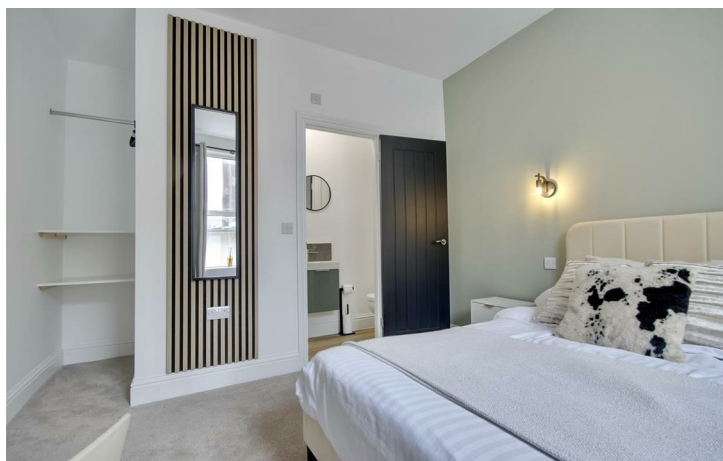
Contact us today to arrange a viewing!

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02392 004660

www.bernardsestates.co.uk





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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.

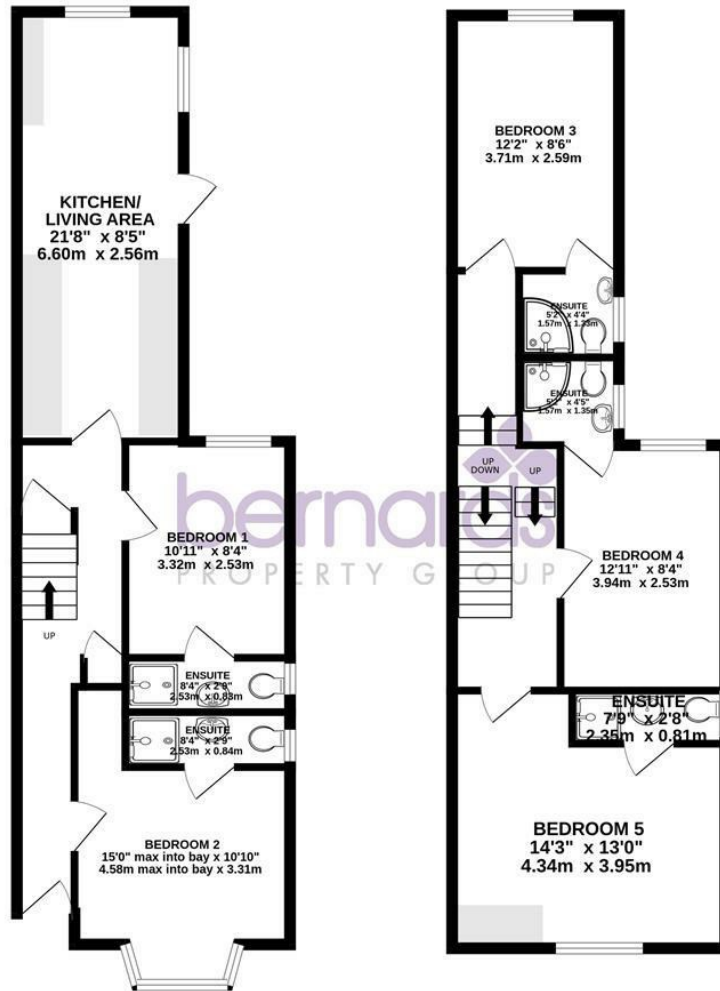


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	84
EU Directive 2002/91/EC		



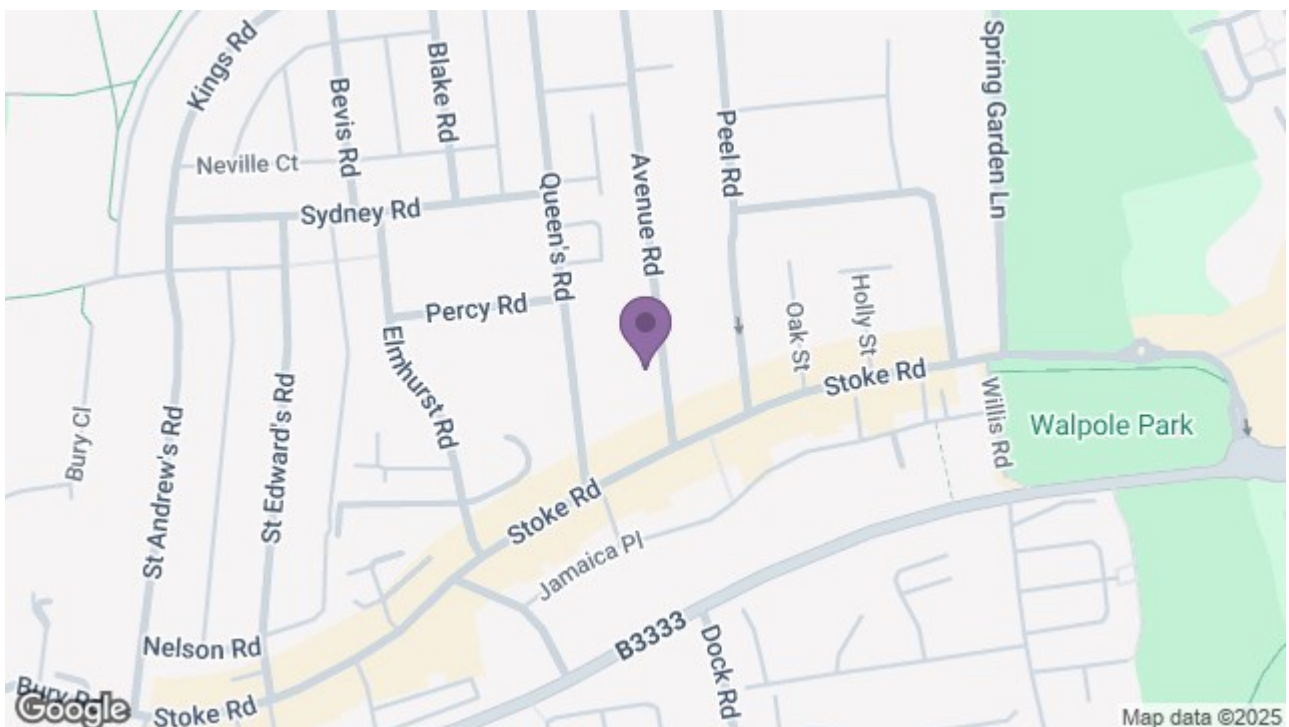
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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