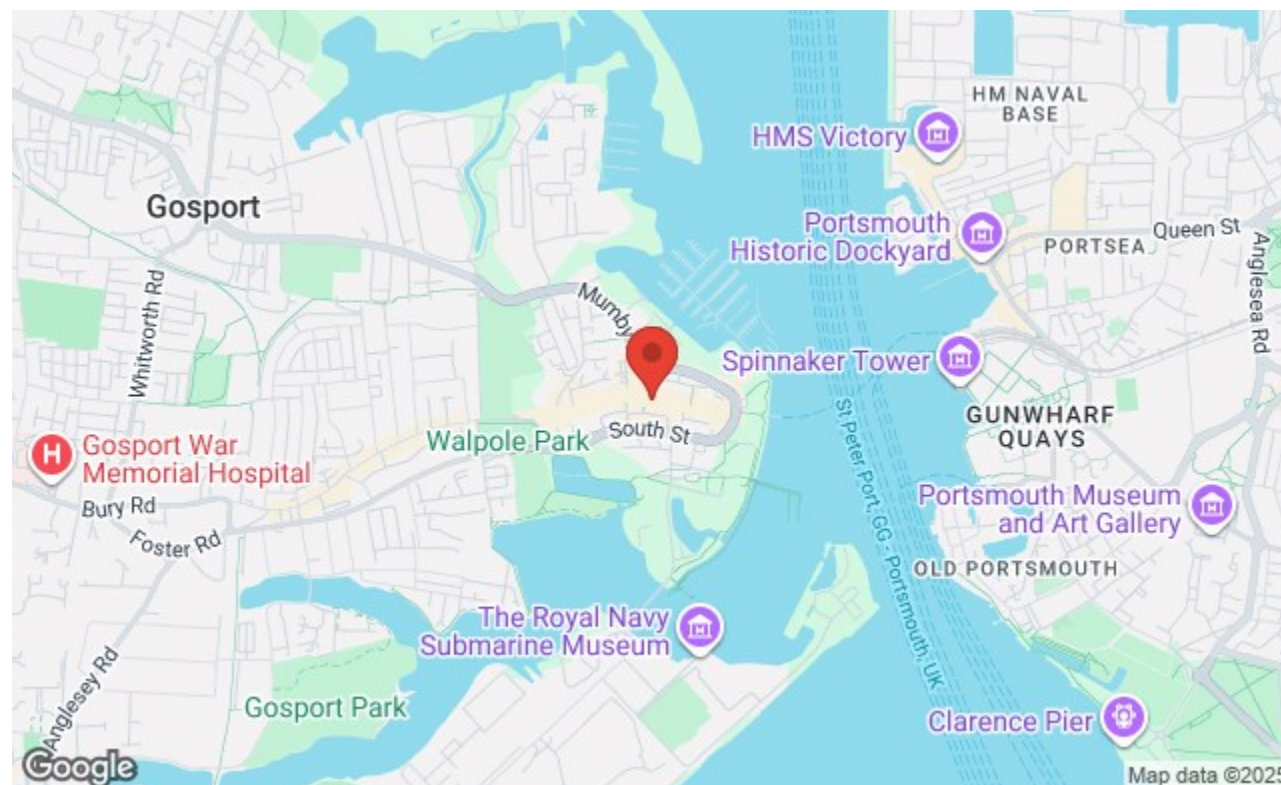




£950 Per Calendar Month

High Street, Gosport PO12 1DU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ COMPLETELY REFURBISHED THROUGHOUT
- ❖ PERMIT PARKING
- ❖ ADDITIONAL W/C
- ❖ HIGH STREET LOCATION
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ CLOSE TO TRANSPORT LINKS & FERRY TO PORTSMOUTH
- ❖ COUNCIL TAX BAND A
- ❖ LIGHT AND AIRY THROUGHOUT
- ❖ 2 BEDROOMS

Beautifully Refurbished 2-Bedroom Apartment Available NOW in Gosport Town Centre

This newly refurbished two-bedroom apartment is ideally situated in the heart of Gosport Town Centre, offering modern and comfortable living within easy reach of all local amenities.

The property has been completely refurbished throughout, featuring new carpets, fresh decoration, and a bright, contemporary finish. The open-plan kitchen and living area creates a spacious and sociable environment, perfect for relaxing or

entertaining.

Conveniently located close to local transport links in and out of Gosport, as well as the ferry service to Portsmouth, this property offers excellent connectivity for commuters.

The property falls under Council Tax Band A and is available now. ideally suited to couples or professionals looking for a high-quality home in a central location.

Call now to arrange a viewing!

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

TENANT FEES 2019

Tenant Fees Act 2019

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

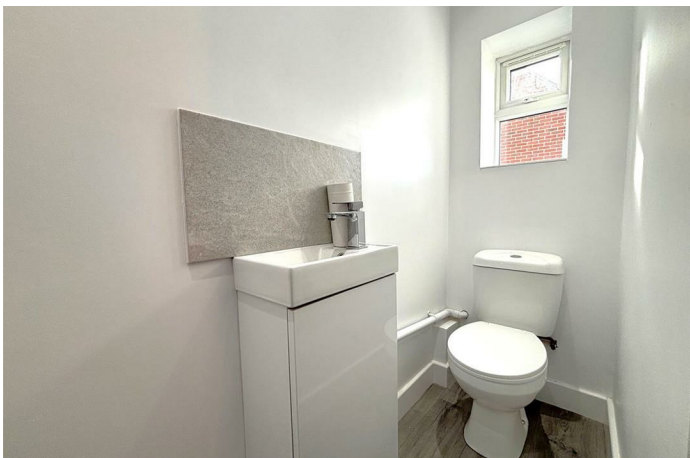
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

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.



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	42	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call today to arrange a viewing
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