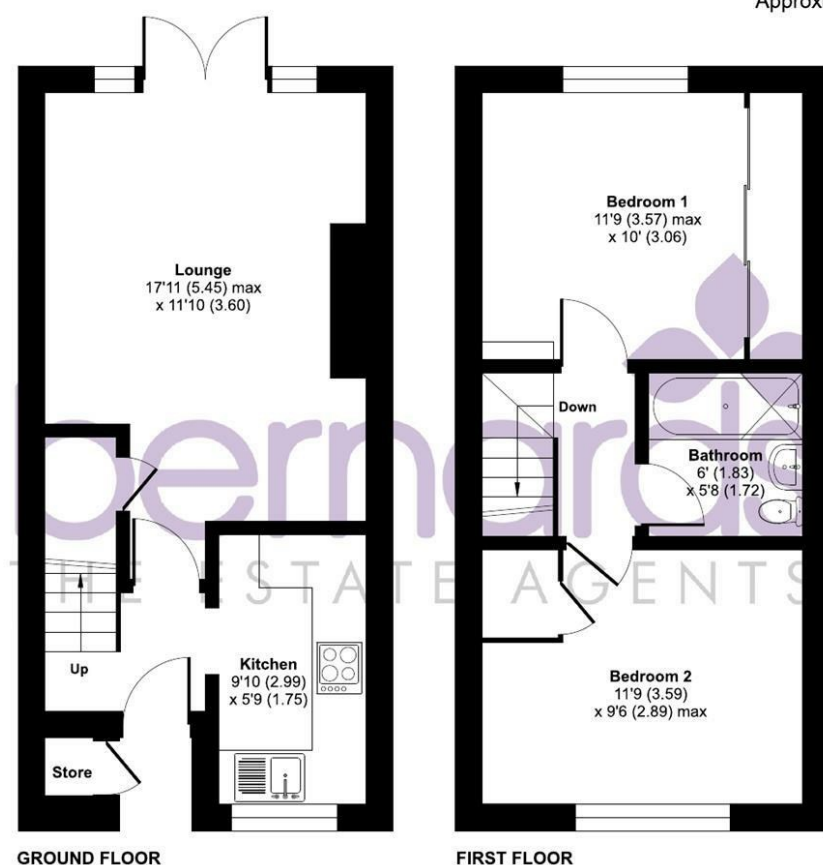




Redhouse Park Gardens, Gosport, PO12

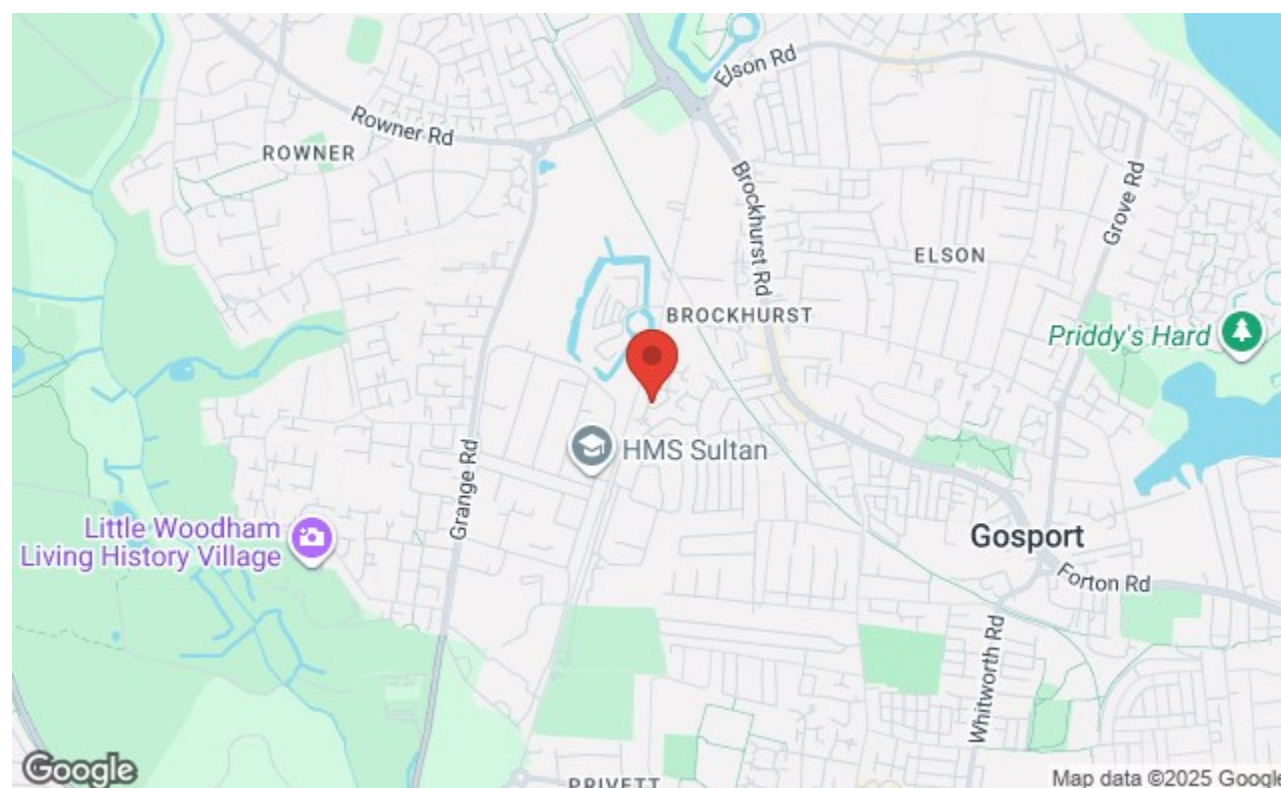
Approximate Area = 596 sq ft / 55.3 sq m
Outbuilding = 4 sq ft / 0.3 sq m
Total = 600 sq ft / 55.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1374969



£1,250 Per Calendar Month

Redhouse Park Gardens, Gosport PO12 3EQ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE DECEMBER
- ❖ 2 DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING FOR TWO VEHICLES
- ❖ COUNCIL TAX BAND B
- ❖ LOW MAINTENANCE GARDEN
- ❖ UNDERGOING SOME REFURBISHMENT
- ❖ NO DEPOSIT OPTION AVAILABLE
- ❖ PETS CONSIDERED
- ❖ GAS CENTRAL HEATING
- ❖ EPC RATING C

Two-Bedroom Terraced House – Available End of December & WITH NO DEPOSIT

This well-presented two-bedroom terraced home is situated on the quiet residential street of Redhouse Park Gardens and will be available from the end of December, following a light refurbishment.

Ideally located close to local shops, amenities, and public transport links, the property offers comfortable and convenient living in a highly sought-after area.

The accommodation comprises two generous double bedrooms, a welcoming living space, and modern conveniences throughout. Outside, you'll find a low-maintenance garden, perfect for those

who enjoy outdoor space without the hassle of extensive upkeep. The property also benefits from off-road parking for two vehicles, providing additional convenience.

Pets will be considered, and the property falls under Council Tax Band B with an EPC Rating of C and gas central heating.

Offering excellent value in a peaceful location, this home is ideal for couples, small families, or professionals seeking a comfortable and well-connected place to call home.

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



PROPERTY INFORMATION

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.

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		89
(81-91) B		
(69-80) C	74	
(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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