



£1,000 Per Calendar Month

35 Anglesey Road, Gosport PO12 2EH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM GROUND FLOOR FLAT
- ❖ GAS CENTRAL HEATING
- ❖ KITCHEN/ DINING ROOM
- ❖ RESIDENTS PARKING
- ❖ SOUGHT AFTER LOCATION
- ❖ INTEGRATED WHITE GOODS
- ❖ SEPERATE W/C
- ❖ CLOSE TO ALVERSTOKE VILLAGE, CHURCH AND STOKES BAY BEACH
- ❖ AVAILABLE NOW
- ❖ COMMUNAL GARDEN

Charming Grade II Listed Apartment in the Heart of Alverstoke Village Available Now!

Available now for a six-month term, this delightful one bedroom lower ground floor apartment is set within a beautiful Grade II listed building in the highly sought-after Alverstoke. Perfectly positioned near Alverstoke Church, the village, and Stokes Bay, the property offers a wonderful blend of period character and modern comfort.

The accommodation comprises a spacious lounge with elegant period features, a modern kitchen and

dining area with integrated white goods, a contemporary shower room, and a separate W/C. The apartment benefits from gas central heating throughout, residents' parking, and access to a beautifully landscaped communal garden for the exclusive use of residents.

Situated in one of Alverstoke's most desirable locations, this charming home offers convenient access to local shops, and the nearby seafront, providing an ideal setting for those seeking peaceful coastal village living. Early viewing is highly recommended.

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);

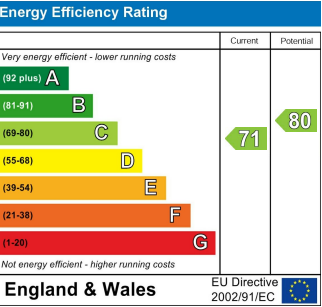
- Reasonable costs for replacement of lost keys or other security devices;

- 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.



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