



£700 Per Calendar Month

78 Anns Hill Road, Gosport PO12 3JY

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 168 sq.ft. (15.6 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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HIGHLIGHTS

- DOUBLE BEDROOM WITH ENSUITE SHOWERROOM
- FULLY FURNISHED
- REFURBISHED TO A HIGH SPEC
- OFF ROAD PARKING
- ALL BILLS INCLUDED
- HIGH SPEED WIFI
- NO DEPOSIT OPTION
- CLOSE TO BUS ROUTE
- LOCAL AMENITIES NEARBY
- AVAILABLE NOW

Beautiful Double Room with Ensuite Available Now – All Bills Included - With No Deposit Option!

A spacious and beautifully presented double bedroom is available to rent now in a recently refurbished property on Anns Hill, Gosport. The room comes fully furnished and finished to a high standard throughout, offering a comfortable and stylish living space.

Residents benefit from high-speed

Wi-Fi, off-road parking, and all bills included for complete convenience. The property is ideally located close to local shops, bus routes, and other amenities, making it perfect for a professional looking for a modern, hassle-free home.

Available immediately — early viewing is highly recommended.



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

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.

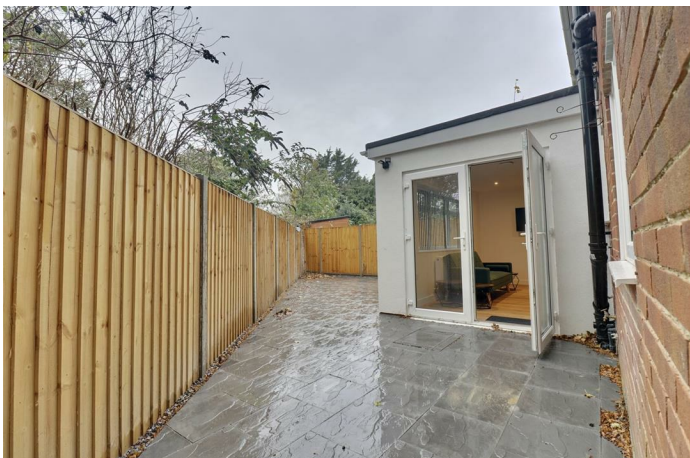
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

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

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