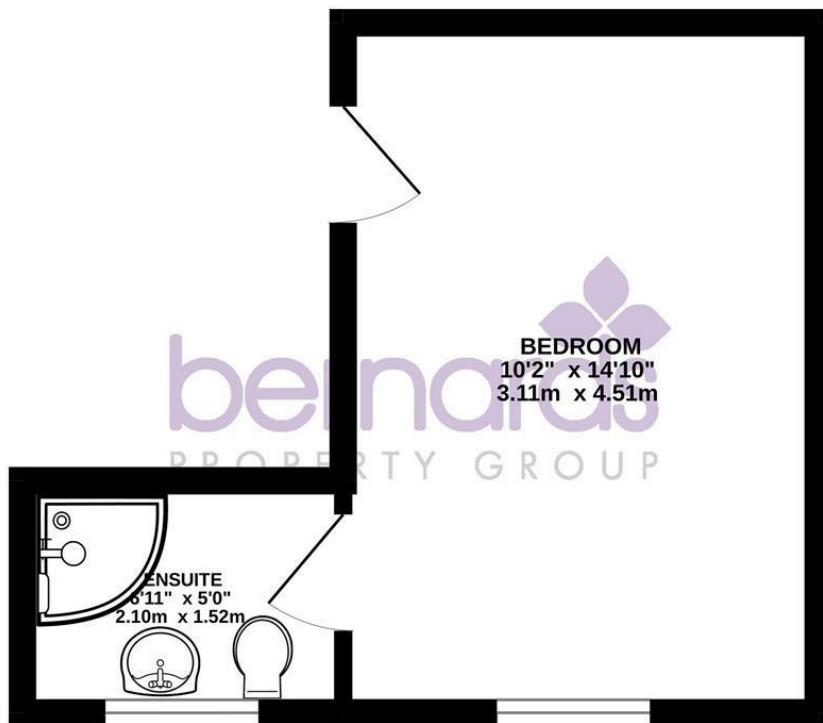


1ST FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



TO  
LET

£725 Per Calendar Month

Anns Hill Road, Gosport PO12 3JY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- DOUBLE BEDROOM WITH ENSUITE SHOWER ROOM
- ALL BILLS INCLUDED
- FINISHED TO A HIGH SPEC THROUGHOUT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FULLY FURNISHED
- HIGH SPEED WIFI
- ACCESS TO COMMUNAL AREAS
- CLOSE TO BUS ROUTE
- OTHER LOCAL AMENITIES CLOSE BY
- AVAILABLE NOW

Beautiful Double Room with 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.

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. Available late February — early viewing is highly recommended.

Residents benefit from high-speed Wi-Fi, off-road parking, and all

Call today to arrange a viewing  
02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

# 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 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:

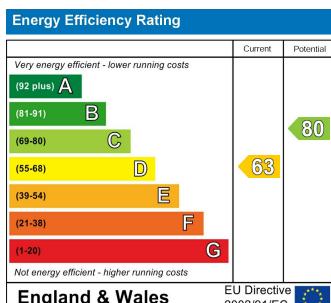
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg.

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.



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