TO LET

£975 Per Calendar Month

Linden Grove, Gosport PO12 2ED

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- AVAILABLE SEPTEMBER
- FLATFAIR DEPOSIT OPTION
- TWO BEDROOMS
- SPACIOUS LOUNGE WITH FIREPLACE
- ON-ROAD PARKING
- ACCESS TO COMMUNAL GARDEN
- MODERN FITTED KITCHEN WITH SKYLIGHT
- PETS CONSIDERED
- SECOND FLOOR
- COUNCIL TAX BAND A

Modern 2-Bedroom Second Floor Flat | No Deposit Option Available | Council Tax Band A

This bright and modern 2-bedroom second floor flat offers stylish living in a well-maintained building, perfect for professionals, couples, or small families. The property features a contemporary fitted kitchen, a spacious lounge with fireplace, a double bedroom and single bedroom.

Additional benefits include access to a communal garden and convenient on-street parking.

Available with our FlatFair Deposit Scheme, making moving in easier and more affordable.

Don't miss out – contact us today to arrange a viewing!

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

PROPERTY INFORMATION

TENANT FEES 2019

Tenant Fees Act 2019

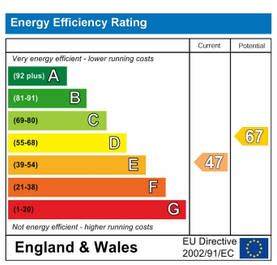
As well as paying the rent, you may also be required to make the following permitted payments.

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.



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