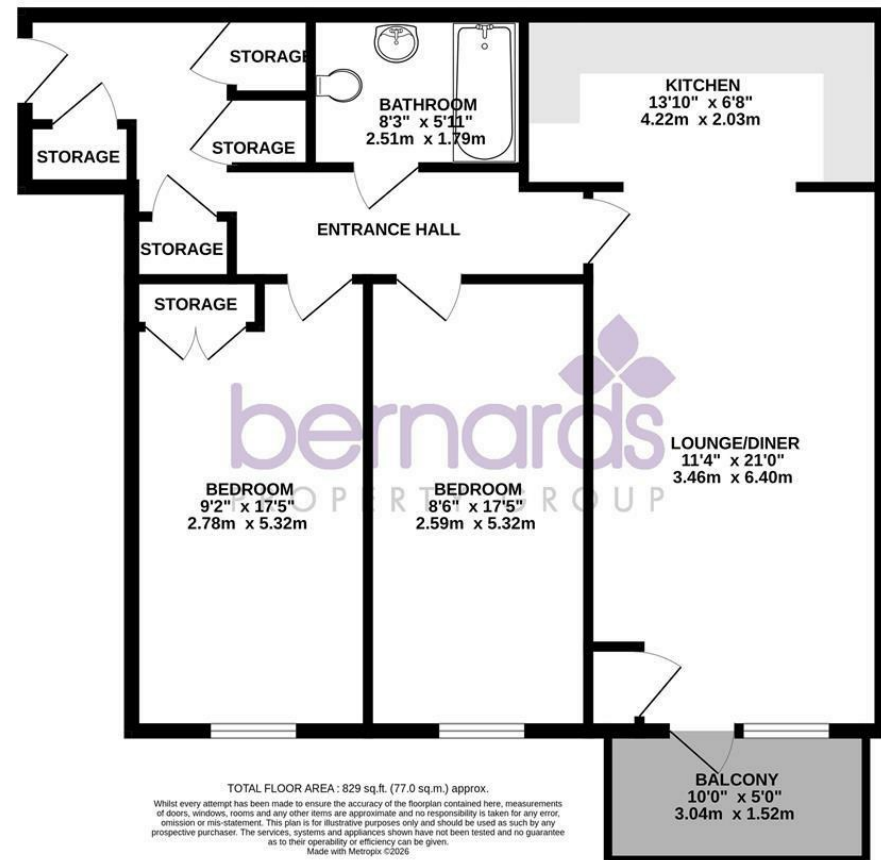


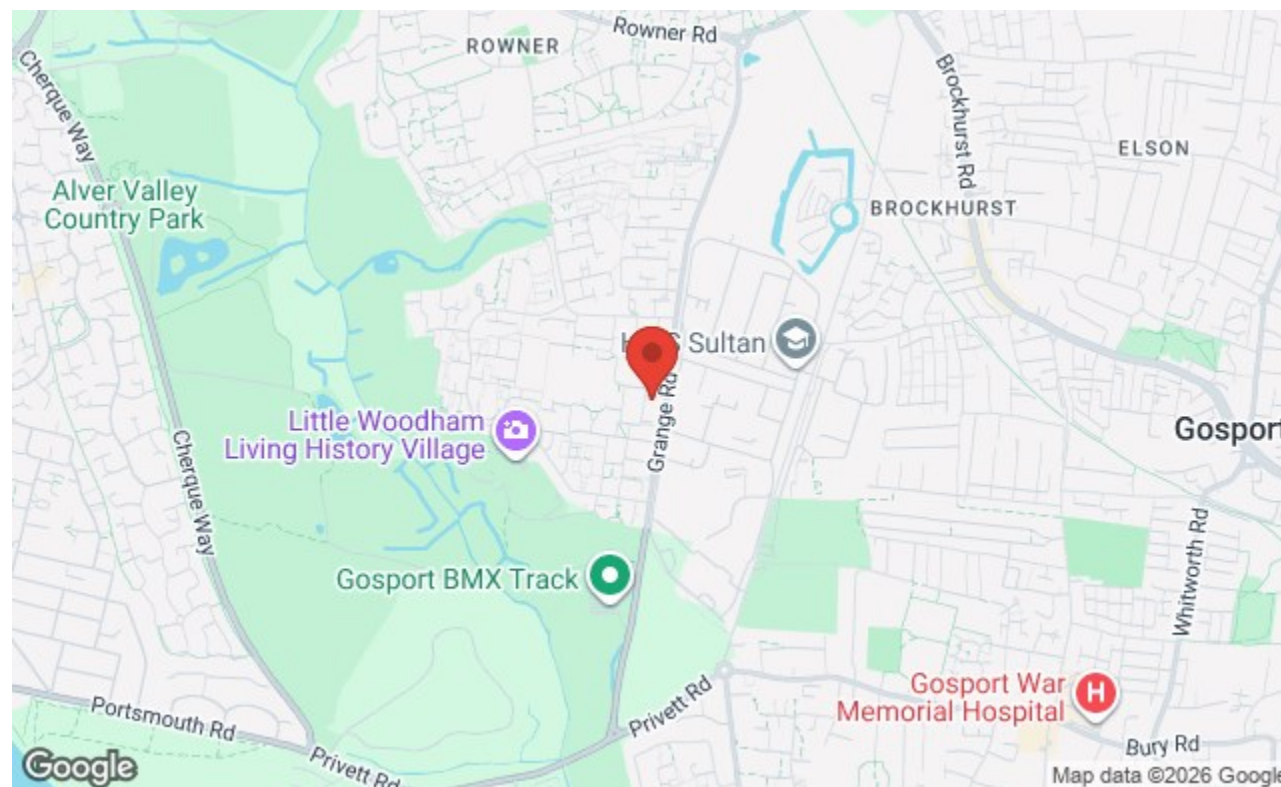
1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



£1,150 Per Month

Solebay Way, Gosport PO13 8NP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE EARLY SEPTEMBER
- ❖ 2 BEDROOM FIRST FLOOR FLAT
- ❖ PRIVATE BALCONY
- ❖ CLOSE TO SUPERSTORE AND OTHER AMENITIES
- ❖ COUNCIL TAX BAND B
- ❖ 2 DOUBLE BEDROOMS
- ❖ AMPLE STORAGE THROUGHOUT
- ❖ OPEN PLAN LIVING
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- ❖ ALLOCATED PARKING

Situated within the popular Alver Village development, this beautifully presented two-bedroom first floor flat offers modern and convenient living in a highly sought-after location.

The property boasts two well-proportioned double bedrooms and a bright, spacious open plan kitchen/lounge/diner, ideal for both relaxing and entertaining. The contemporary living area benefits from plenty of natural light and provides direct access to a private balcony, perfect for enjoying your morning coffee or unwinding at the end of the day.

Further benefits include ample storage throughout, allocated parking, and a well-maintained communal setting. The property is ideally positioned within walking distance of a local superstore and the picturesque Alver Valley Country Park, offering excellent outdoor space and scenic walking routes right on your doorstep.

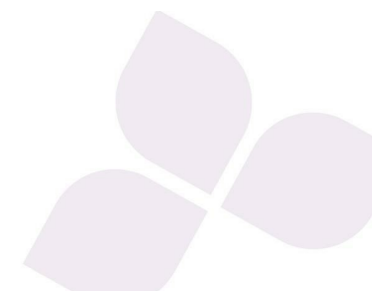
Perfectly located for commuters and local residents alike, the flat also enjoys excellent transport links in and out of Gosport, providing easy access to surrounding areas.

Council Tax Band B. Available early September.

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		84	84
(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	

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