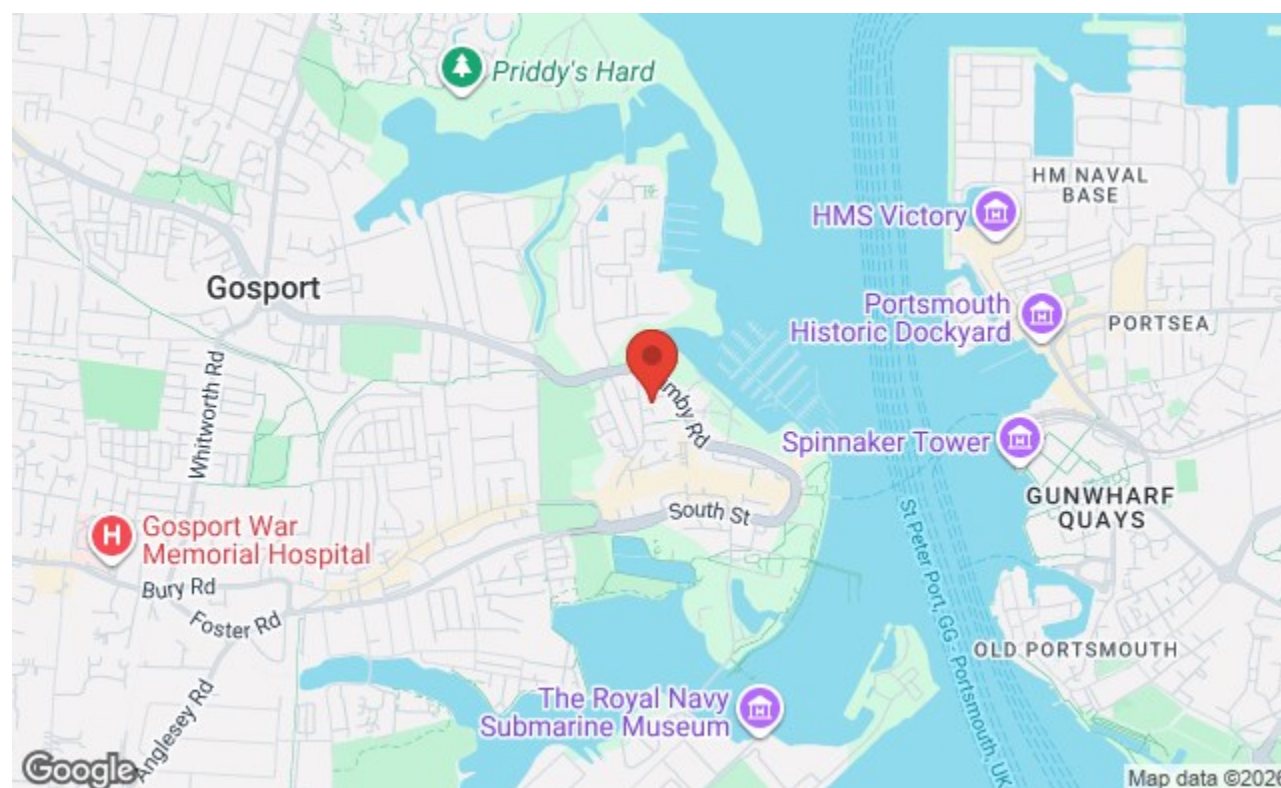




£895 Per Calendar Month

King Street, Gosport PO12 1AW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE MID JANUARY
- ❖ 1 BEDROOM FLAT
- ❖ RENOVATED THROUGHOUT
- ❖ GAS CENTRAL HEATING
- ❖ COUNCIL TAX BAND A
- ❖ TOWN CENTRE LOCATION
- ❖ WALK IN SHOWER
- ❖ ALLOCATED PARKING
- ❖ SPACIOUS OPEN PLAN LIVING
- ❖ EXCELLENT TRANSPORT LINKS

Newly Renovated 1-Bed Flat – Central Gosport Location- Available Mid Jan!

This newly renovated one-bedroom flat on King Street offers stylish, low-maintenance living right in the heart of Gosport town centre. Finished to a high standard throughout, it's perfect for a professional tenant or couple looking to be close to everything the town has to offer.

Inside, there's a bright open-plan living space, a good-sized double bedroom, and a sleek modern bathroom complete with a walk-in shower. The kitchen is fitted with

contemporary units and offers plenty of storage. Gas central heating and double glazing help keep things comfortable and energy efficient all year round.

Allocated parking is included, which is a rare find in such a central location. With shops, cafes, and the Gosport Ferry all within walking distance, this flat is ideal for convenient, town-centre living.

The property is available Mid January and offered unfurnished so early viewing is highly recommended!

Call today to arrange a viewing
02392 004660
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.

TENANCY 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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