

£1,150 Per Calendar Month

Gale Moor Avenue, Gosport PO12
2TP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ PRIVATE BALCONY WITH VIEWS TOWARDS THE SOLENT
- ❖ FULLY FURNISHED
- ❖ OFF ROAD PARKING
- ❖ BAYHOUSE CATCHMENT
- ❖ EPC D
- ❖ COUNCIL TAX BAND B
- ❖ MODERN BATHROOM
- ❖ OPEN PLAN LOUNGE DINER
- THIRD FLOOR

Two-Bedroom Furnished Apartment with Private Balcony – Available End of August

Available to let from the end of August, this spacious third-floor furnished apartment offers comfortable and modern living in a highly sought-after location.

The property comprises a bright and welcoming living area with access to a private balcony, providing the perfect space to relax outdoors. There are two generous double bedrooms, a contemporary fitted kitchen with ample storage and workspace, and a modern bathroom finished to a high

standard.

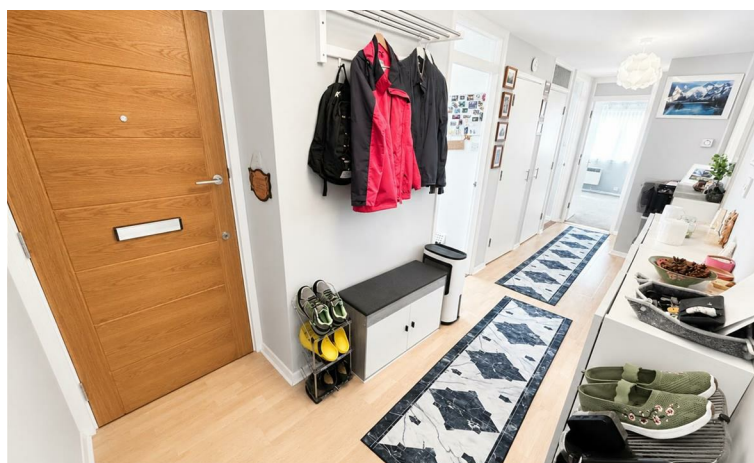
Further benefits include off-road parking and a sought-after position within the highly desirable Bay House School catchment area, making it an ideal home for professionals, couples, or small families.

Offered on a furnished basis, the property is available from the end of August. It has an EPC rating of D and falls within Council Tax Band B.

Contact us today to arrange your viewing.

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





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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.

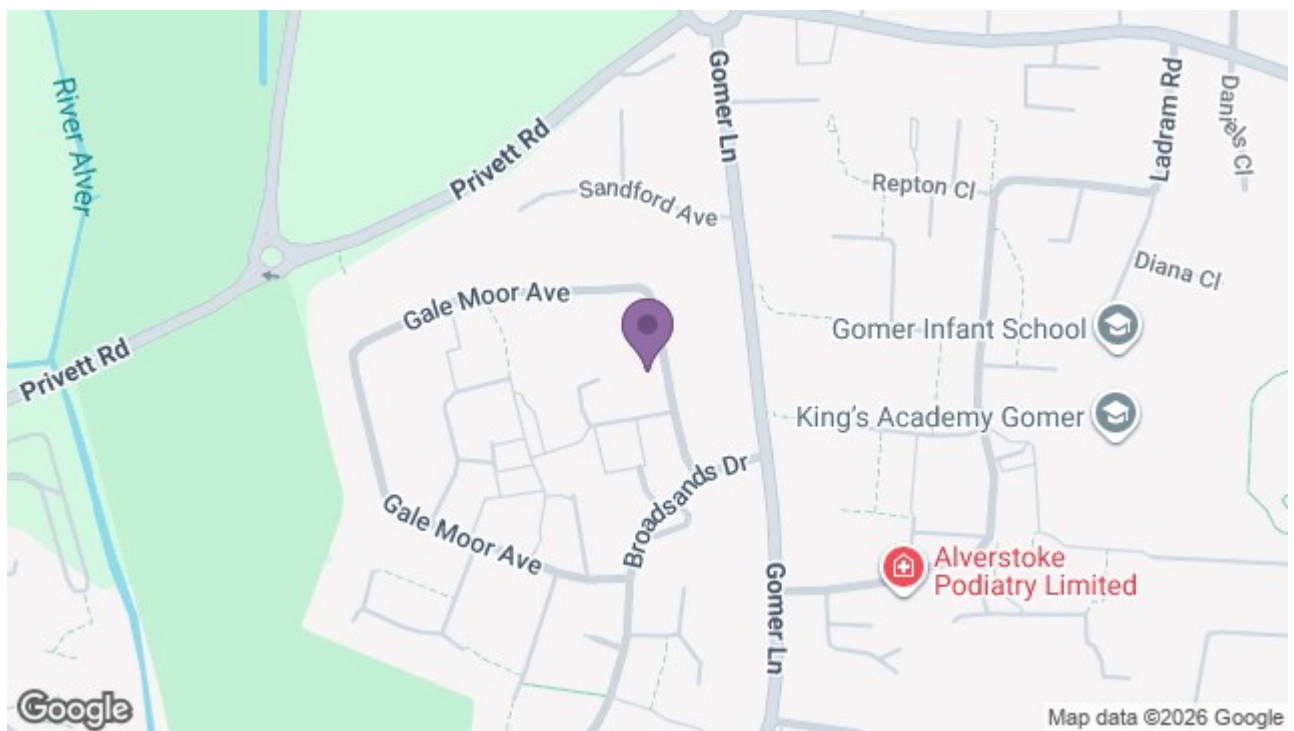
RIGHT TO RENT

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		
	57	77
England & Wales		
EU Directive 2002/91/EC		





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