£1,150 Per Calendar Month

139-141 Brockhurst Road, Gosport
PO12 3FG

bernards
THE ESTATE AGENTS

2 2 1



HIGHLIGHTS

- AVAILABLE FEBRUARY
- TWO DOUBLE BEDROOMS
- BRAND NEW EN-SUITE
- BRAND NEW KITCHEN & BATHROOM
- OPEN-PLANNED
- ALLOCATED PARKING
- BIKE STORE
- COUNCIL TAX BAND A
- COMPLETELY REFURBISHED
- CLOSE TO AMENITIES & ON A MAIN BUS ROUTE

RECENTLY REFURBISHED 2 BEDROOM APARTMENT AVAILABLE FEBRUARY

Two bedroom apartment with an en-suite shower room and family bathroom.

Introducing a stunning new collection of 8 contemporary apartments, thoughtfully designed for modern living. We are delighted to present this brand new, fully refurbished block of flats located on the popular Brockhurst Road, thoughtfully converted from the former doctor's surgery. This exclusive development offers a mix of 4 stylish one-bedroom units, 3 spacious two-bedroom homes, and a unique two-bedroom apartment with an additional study.

Each apartment has been completely renovated throughout and finished to a high standard, offering a contemporary and comfortable living environment. Residents will benefit from a private car park to the rear of the property with one allocated space per flat as well as a secure bike shed, providing excellent convenience for both drivers and cyclists.

Inside, the flat offers two spacious double bedrooms, with the master bedroom featuring a modern en-suite shower room for added privacy and comfort and a separate family bathroom is also included, complete with high-quality fixtures and fittings.

The heart of the home is the bright and spacious open-plan living area, which combines the kitchen, dining, and lounge spaces—ideal for everyday living and entertaining guests.

With the added benefit of being in Council Tax Band A, this property offers excellent value in an increasingly desirable area. Located close to local amenities, schools, and well-connected transport links, this is a rare opportunity to secure a beautifully refurbished flat in a prime location.

Early viewing is highly recommended.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk











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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.

BEDROOM ONE

EN-SUITE

KITCHEN/LOUNGE

BEDROOM TWO

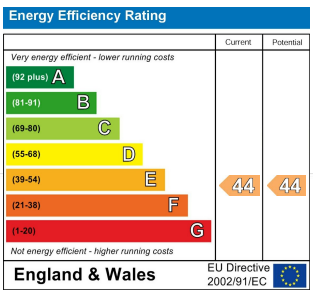
BATHROOM





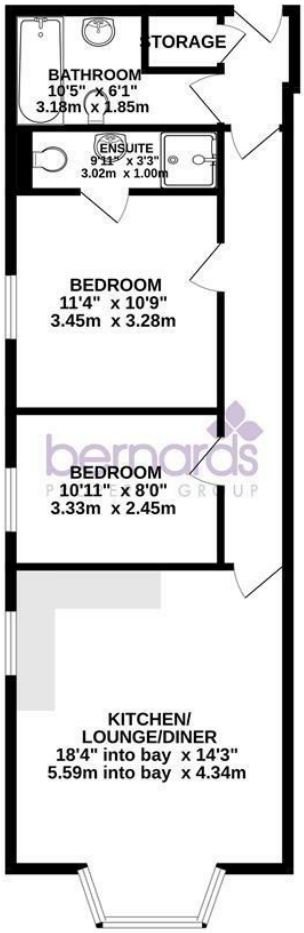






Scan here to see all our properties for sale and rent

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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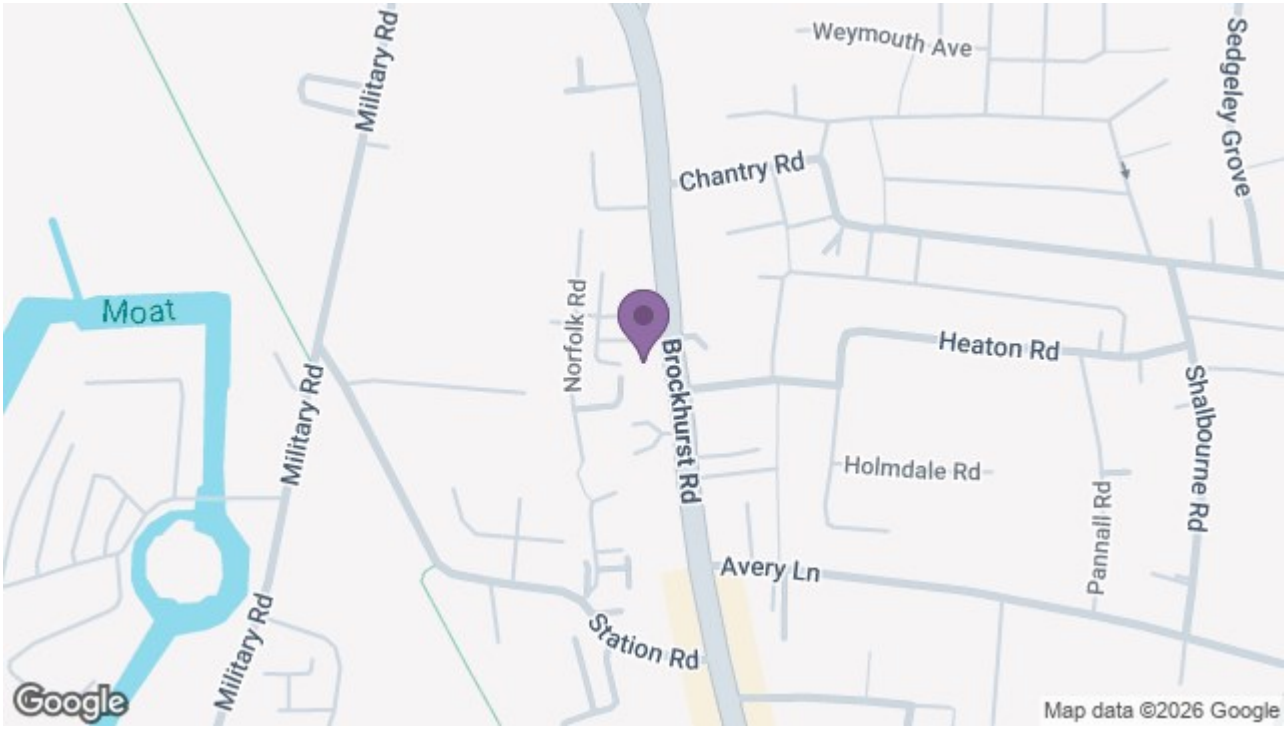

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