

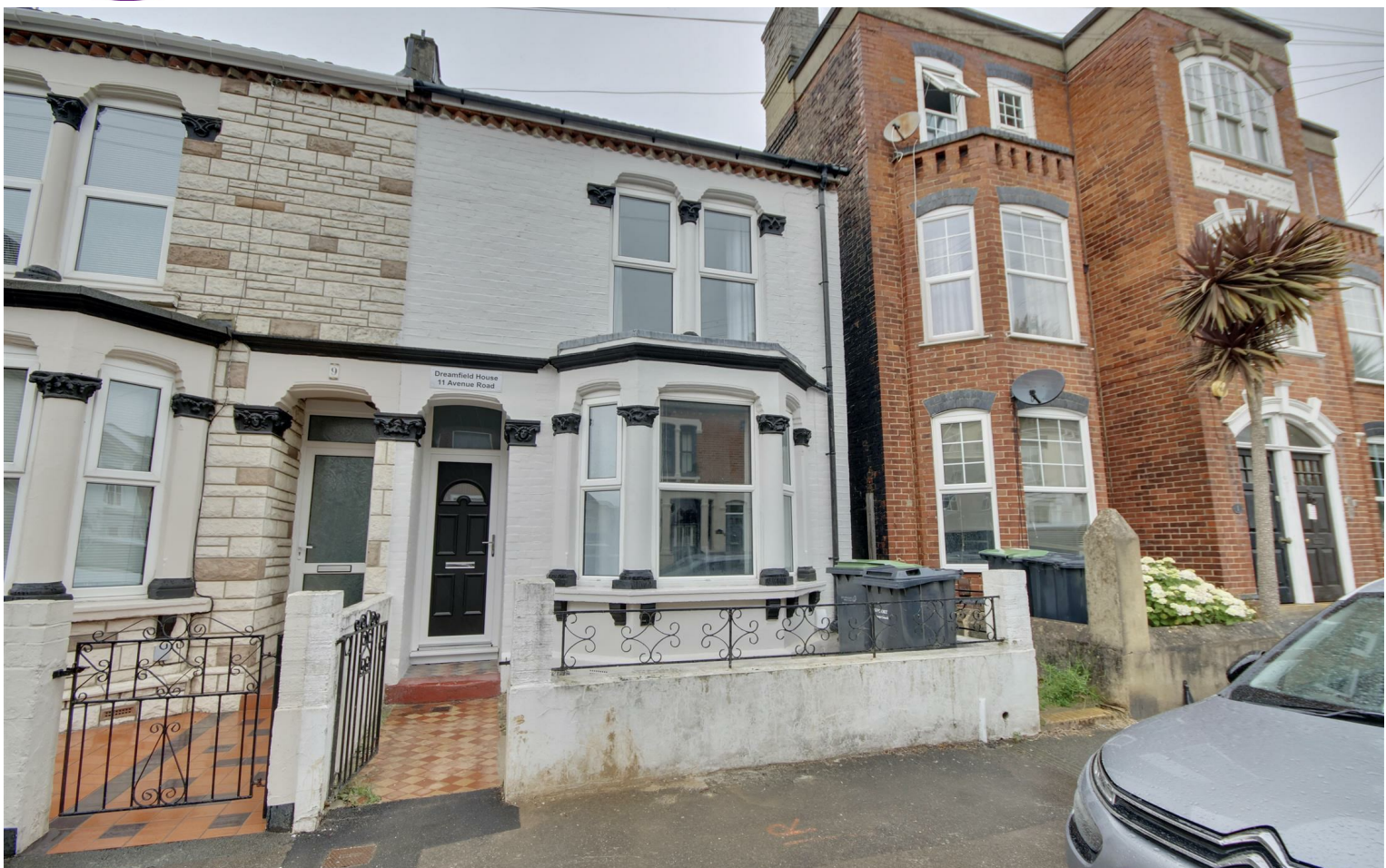
TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**TO LET**

£725 Per Calendar Month

Avenue Road, Gosport PO12 1JY



1 bed 1 bath 0 living

**HIGHLIGHTS**

- ❖ FULLY FURNISHED DOUBLE BEDROOM
- ❖ AVAILABLE WITH NO DEPOSIT
- ❖ ON ROAD PARKING AVAILABLE
- ❖ ALL BILLS INCLUDED
- ❖ SHARED FACILITIES
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ❖ SHARED GARDEN WITH OUTSIDE STORAGE
- ❖ ENSUITE SHOWERROOM
- ❖ CLOSE TO TOWN CENTRE AND FERRY TO PORTSMOUTH

Beautifully Refurbished Ensuite Double Room – Bills Included – No Deposit Option

We are pleased to offer another high-quality fully furnished double bedroom in this beautifully renovated shared house, designed with comfort, style, and modern living in mind. Ideal for professionals, this well-presented property is located just a short walk from the town centre and offers a fantastic blend of privacy and shared living.

This bright and airy double room comes fully furnished with tasteful, contemporary furniture and benefits from its own private ensuite shower room, providing a peaceful and self-contained living space.

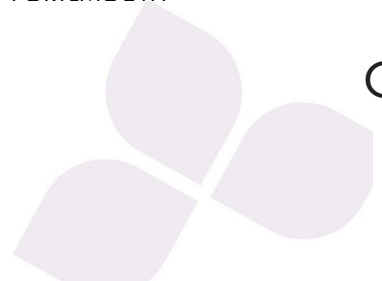
Residents also enjoy access to a sleek, fully equipped shared kitchen perfect for relaxing or socialising with occupants in a clean and stylish setting.

Located in a convenient residential area, the property offers easy access to the town centre, local amenities, and public transport links. On-road parking is available for those with a vehicle.

To make life even easier, all bills are included—covering utilities, council tax, and Wi-Fi. With a no deposit option also available, moving in couldn't be more straightforward or affordable.

Enquire now to arrange your viewing!

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.

## 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;

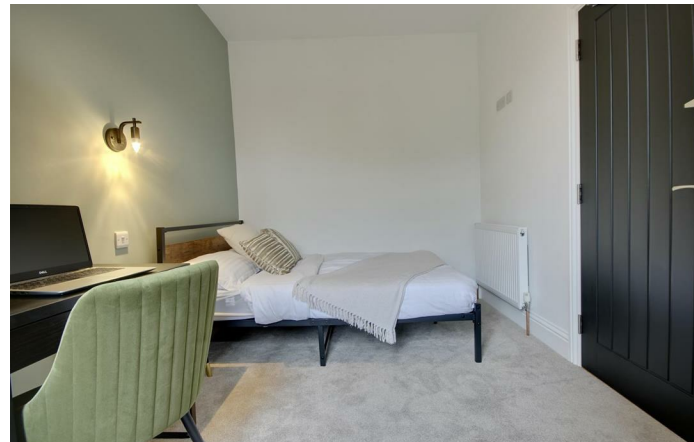
- Council tax (payable to the billing authority);

- 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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      |           |
| (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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[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)