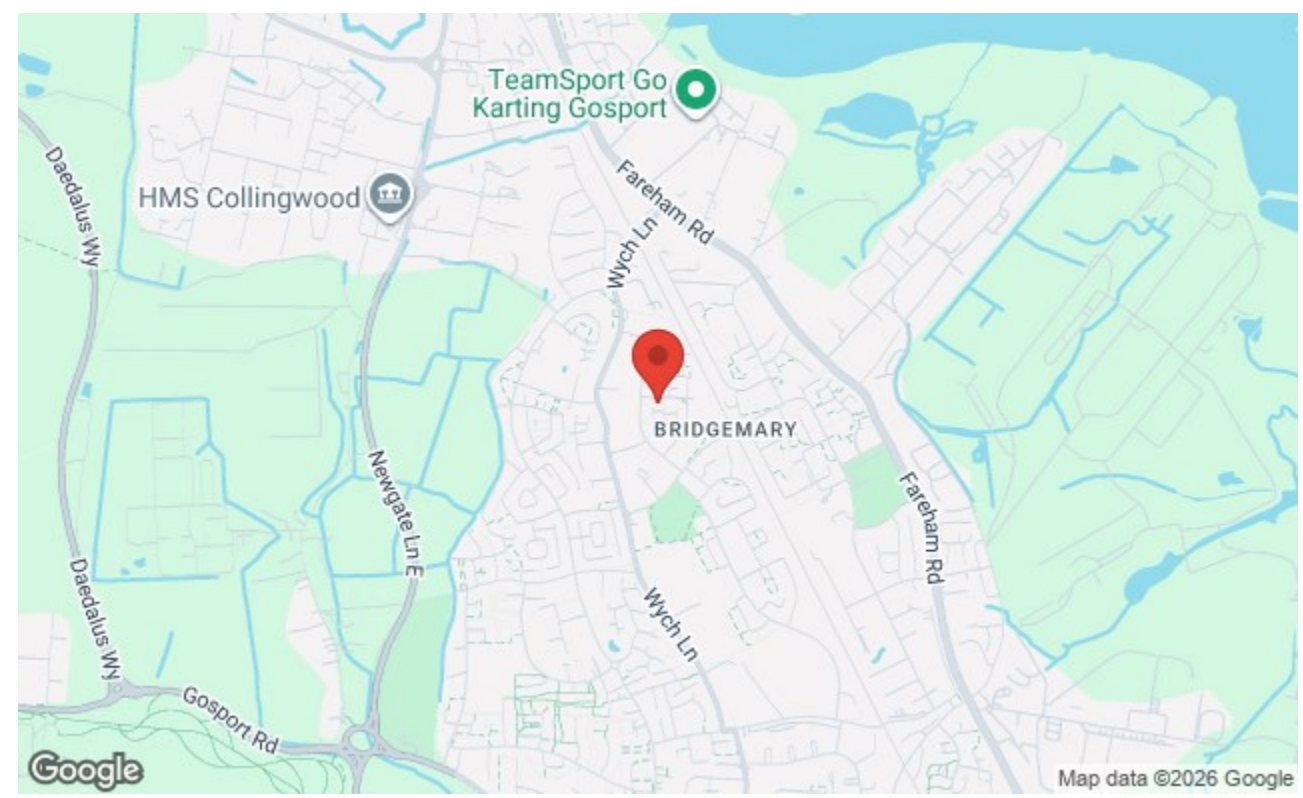


**TO LET**

£900 Per Calendar Month

James Road, Gosport PO13 0TF



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### HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ OUTSIDE SPACE
- ❖ COUNCIL TAX BAND A
- ❖ OPEN PLAN KITCHEN / LIVING ROOM
- ❖ AMPLE STORAGE THROUGHOUT
- ❖ CLOSE TO SHOPS & SCHOOLS
- ❖ DOUBLE BEDROOM
- ❖ GAS CENTRAL HEATING
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- ❖ AVAILABLE MAY

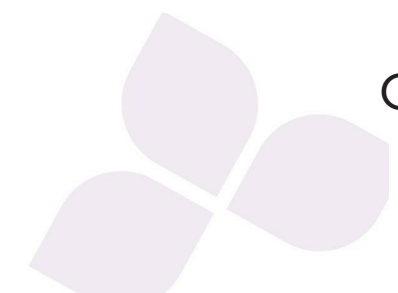
Available mid May is this beautifully presented ground floor one-bedroom apartment, ideally situated in a sought-after and convenient location within Gosport, offering excellent access to local parks, schools, shops and transport links, as well as easy routes in and out of the area.

The property boasts a generously sized double bedroom complete with fitted cupboard space, a well-appointed bathroom featuring a bath with overhead shower, and excellent built-in

storage throughout. A welcoming entrance hall leads through to a bright and spacious open-plan lounge/kitchen area, thoughtfully designed with a stylish breakfast bar, creating an ideal space for both relaxing and entertaining.

Further benefits include private outside space and allocated parking, making this an excellent home for a single professional or couple seeking comfort and convenience in a well-connected location.

Council Tax Band A.



Call today to arrange a viewing  
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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		79	79
(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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