

£875 Per Month

Whiteacres Close, Gosport PO12
4XD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT
- AVAILABLE NOW
- ELECTRIC HEATING
- RESIDENTS PERMIT PARKING
- GOOD-SIZED TWIN-ASPECT LIVING ROOM
- FITTED KITCHEN
- DOUBLE GLAZING
- SECURITY INTERCOM ENTRY SYSTEM
- CLOSE TO LOCAL SHOPS & BUS ROUTES
- COUNCIL TAX BAND A

WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT | RESIDENTS PERMIT PARKING

Bernards Estate Agents are delighted to offer for rent this well-presented one bedroom first floor flat, ideally situated close to local shops, bus routes and everyday amenities.

The property benefits from

double glazing, electric heating and a security intercom entry system. The accommodation comprises a good-sized twin-aspect living room, fitted kitchen, one bedroom and bathroom.

Externally, residents benefit from permit parking.

An ideal opportunity, with its convenient location and ready-to-move-into presentation.

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





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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

14'2 x 11'2 (4.32m x 3.40m)

KITCHEN

11'2 x 5'4 (3.40m x 1.63m)

BEDROOM

11'9 x 8'9 (3.58m x 2.67m)

BATHROOM

7'9 x 5'3 (2.36m x 1.60m)

OUTSIDE

RESIDENTS CAR PARK

COUNCIL TAX BAND A

TENANT FEES 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

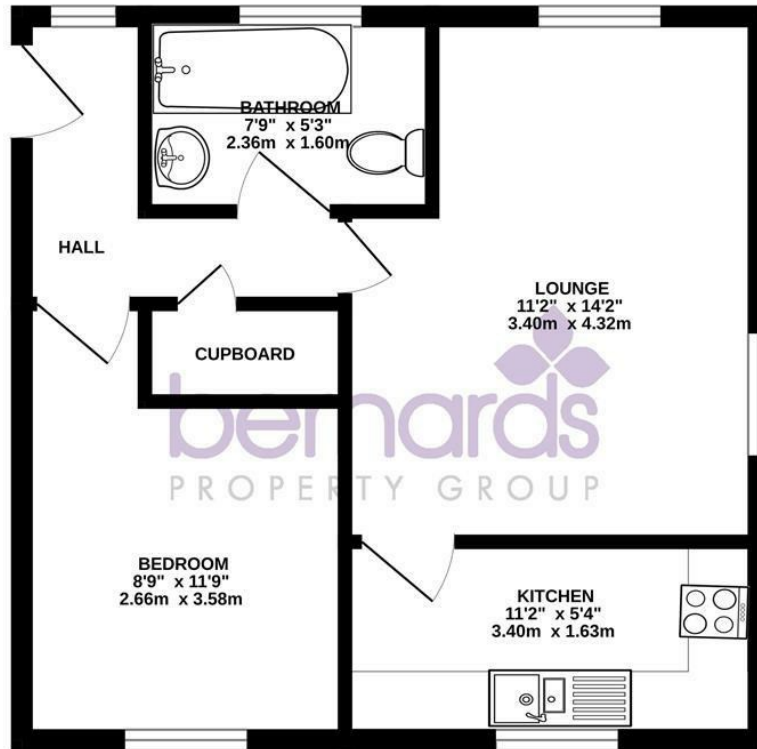
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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	77	78
(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	

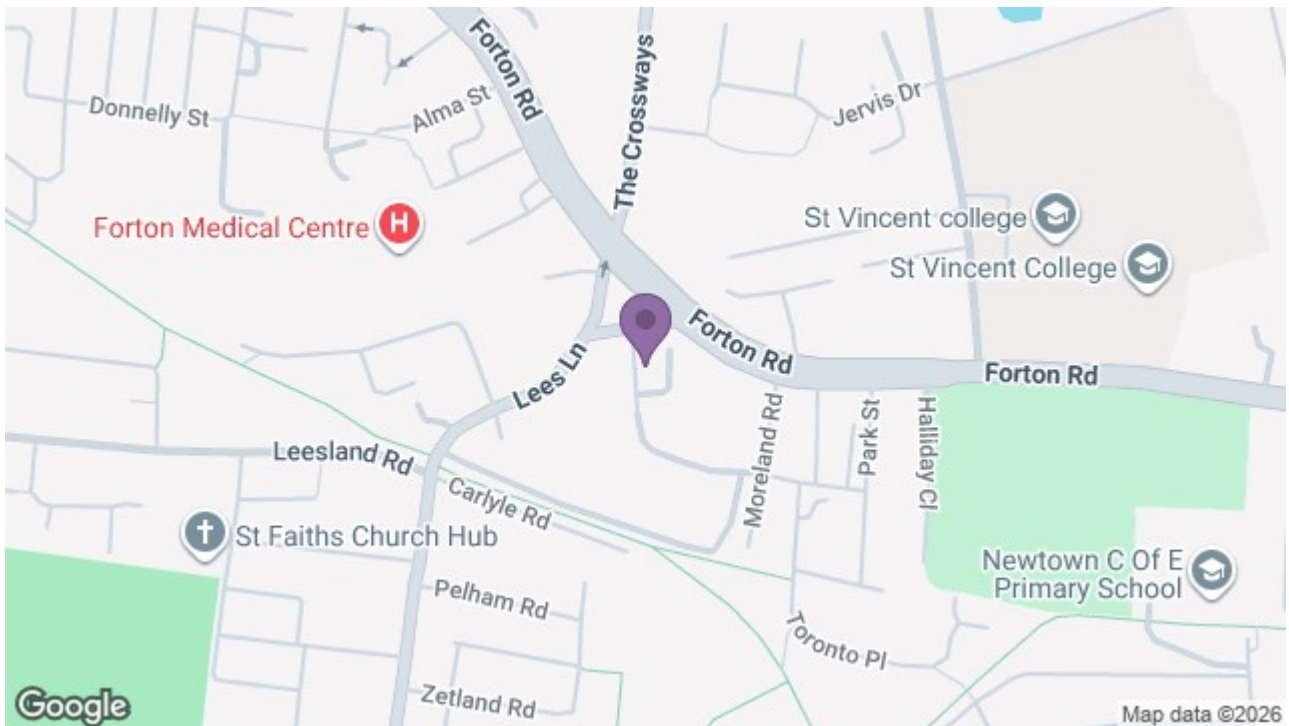


GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.0 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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