

£1,000 PCM

Mumby Road, Gosport PO12 1AQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ EXCLUSIVE NEW BUILD DEVELOPMENT
- ❖ ONE DOUBLE BEDROOMS
- ❖ BATHROOM AND ENSUITE
- ❖ OPEN PLAN KITCHEN/LOUNGE/DINER
- ❖ VIEWS ACROSS THE SOLENT
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ UNDERGROUND PARKING
- ❖ MOVE IN OCTOBER
- ❖ PRIVATE TERRACE
- A MUST VIEW

Welcome to Mumby Road, Gosport - a one-bedroom flat in a purpose-built development. This new build property boasts a modern open-plan living space, perfect for those seeking a contemporary lifestyle.

With a fresh and stylish interior, this flat offers a comfortable bedroom, ideal for relaxation after a long day. The open-plan layout creates a seamless flow between the living area and kitchen, making it a great space for entertaining guests or simply unwinding.

Situated in a brand new development, this property offers the opportunity to be the first to make it a home. The inclusion of a parking space adds convenience for those with vehicles, ensuring you have a secure place to park.

Don't miss out on the chance to move into this fantastic flat in October. Embrace the modern living experience that this property has to offer and make Mumby Road your new address.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

**KITCHEN/LOUNGE/DINING** Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

**BEDROOM**  
12'7" \* 9'7" (3.86 \* 2.94)

**BATHROOM**  
8'5" \* 5'7" (2.57 \* 1.71)

## 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);

(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);

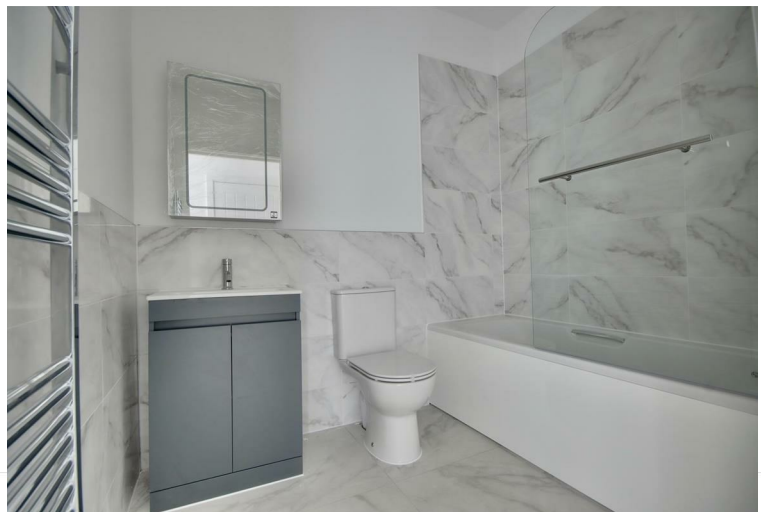
· Reasonable costs for replacement of lost keys or other security devices;

· 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.

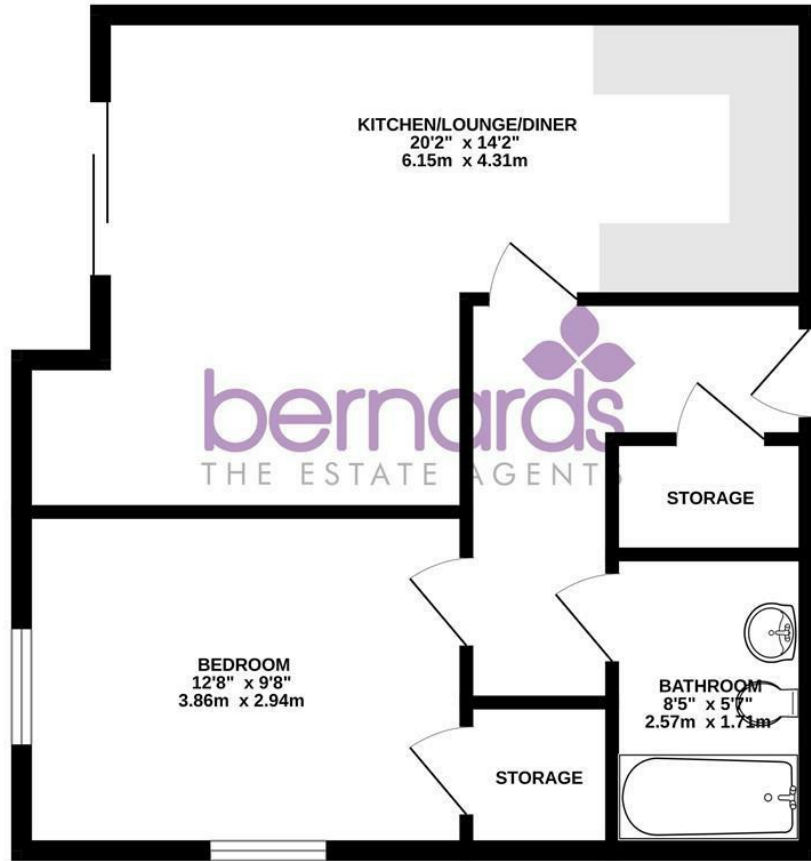
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



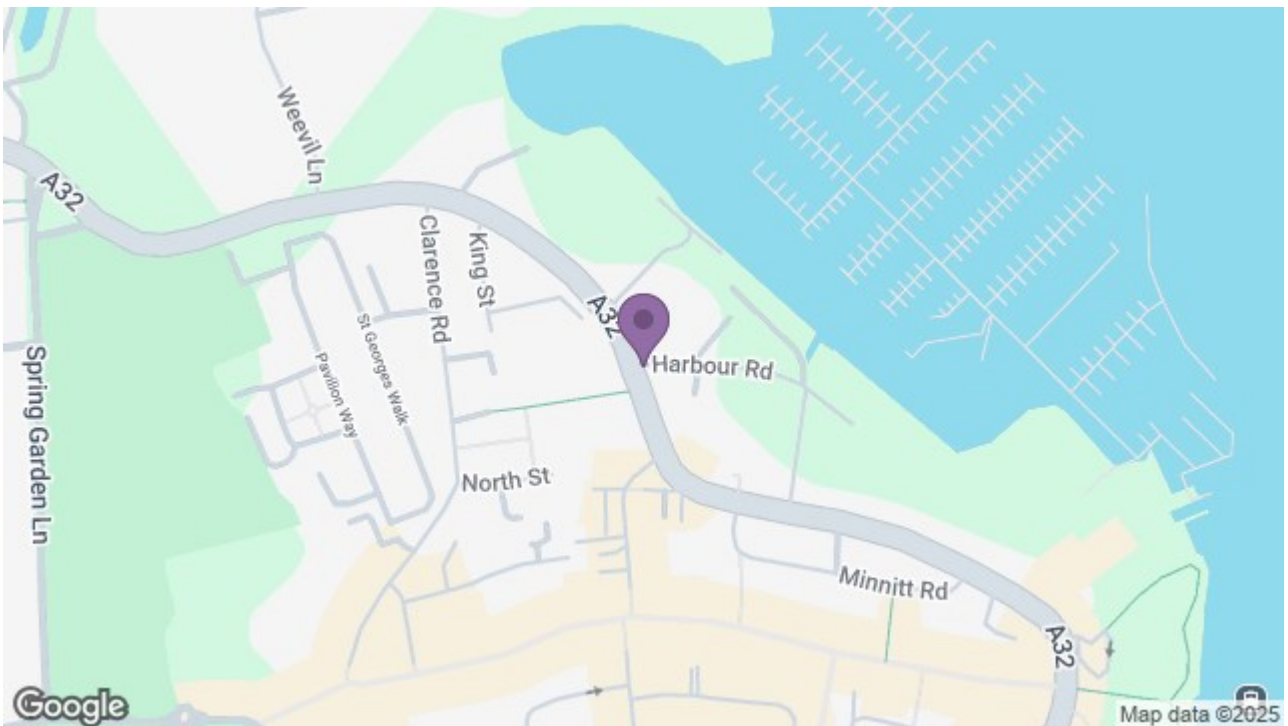
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



APARTMENT 10  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 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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