£1,450 PCM

Mumby Road, Gosport PO12 1AQ

bernards
THE ESTATE AGENTS

2 2 1



HIGHLIGHTS

- BRAND NEW DEVELOPMENT
- TWO BEDROOMS
- TWO BATHROOMS
- SECOND FLOOR
- BALCONY
- BEAUTIFULLY PRESENTED
- UNFURNISHED
- CLOSE TO SHOPS
- CLOSE TO TRANSPORT LINKS
- AVAILABLE OCTOBER

Welcome to Mumby Road, Gosport - a location for this stunning new build property! This purpose-built flat boasts a modern design with two bedrooms, perfect for a small family or professionals looking for a stylish living space.

As you step into the property, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The two well-appointed bedrooms offer comfort and privacy, while the two bathrooms provide convenience for busy mornings.

One of the highlights of this property is the balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. Imagine the possibilities for creating your own little oasis right at home!

Located in a brand new development, this property offers a fresh start for its future residents. Being unfurnished gives you the freedom to decorate and furnish the space to your own taste and style, making it truly feel like home.

Don't miss out on the opportunity to make this new build property on Mumby Road your own. With its two bedrooms, two bathrooms, and a lovely balcony, this flat is ready to welcome you to a life of comfort and style in Gosport.

Call today to arrange a viewing
01329756500
www.bernardsea.co.uk











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PROPERTY INFORMATION

Tenant Fees

Tenant Fees Act 2019

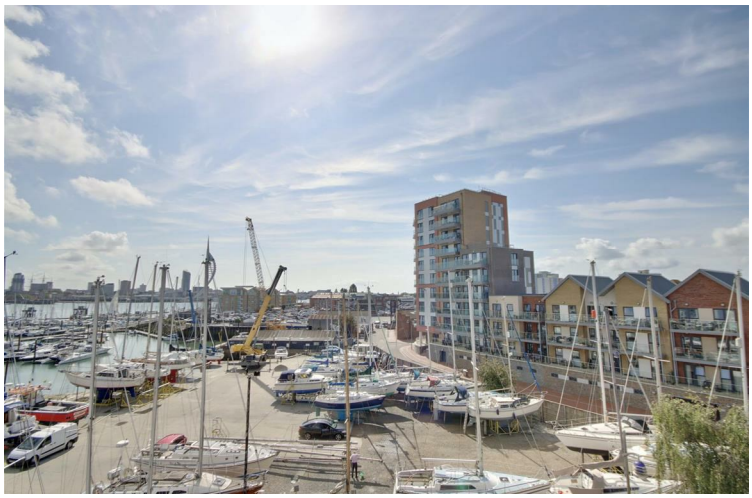
As well as paying the rent, you may also be required to make the following permitted payments.

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.

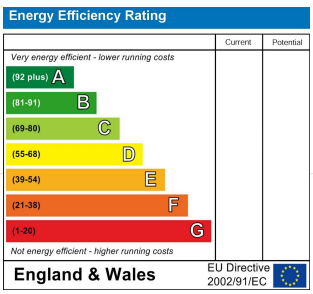
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



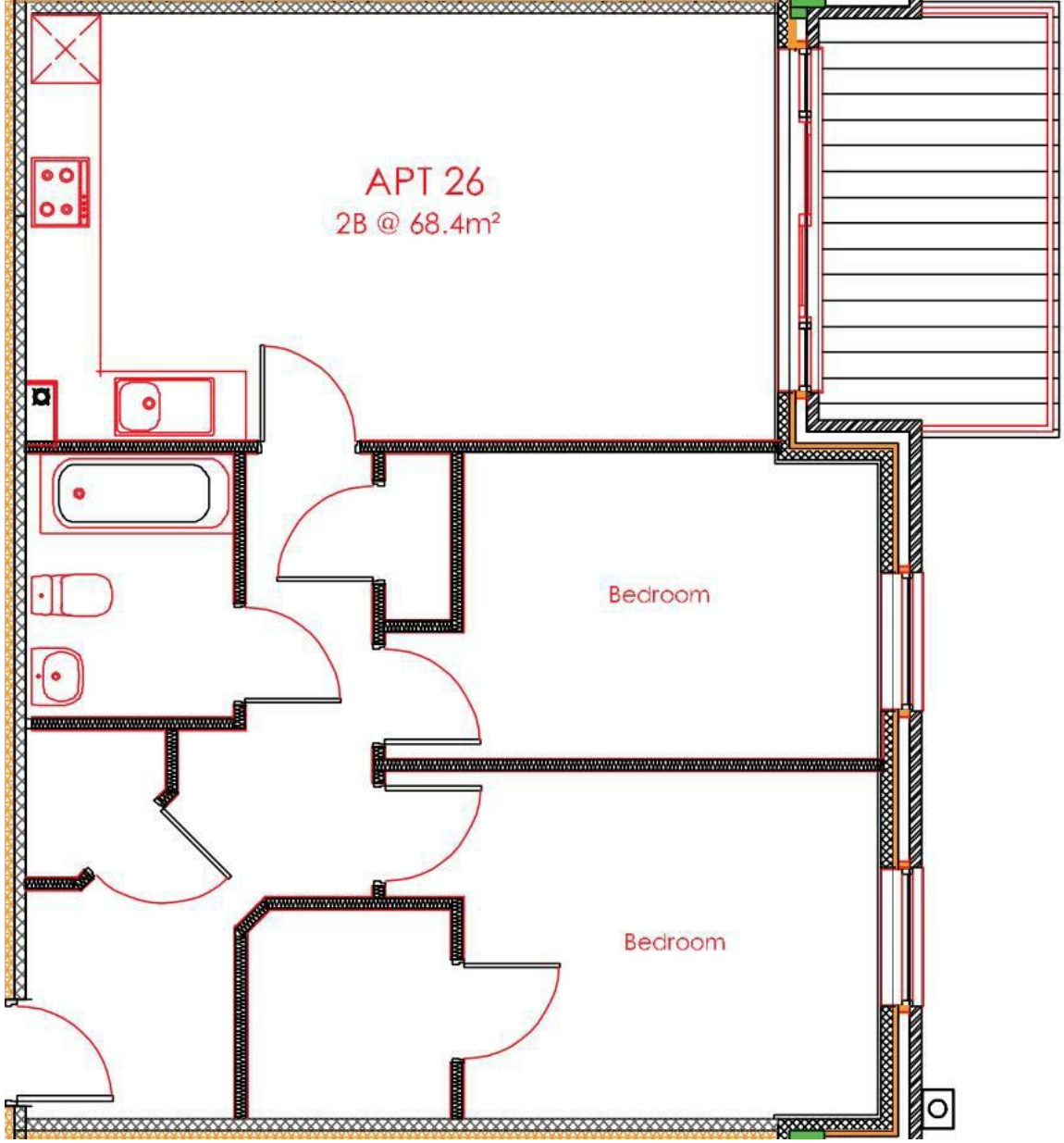


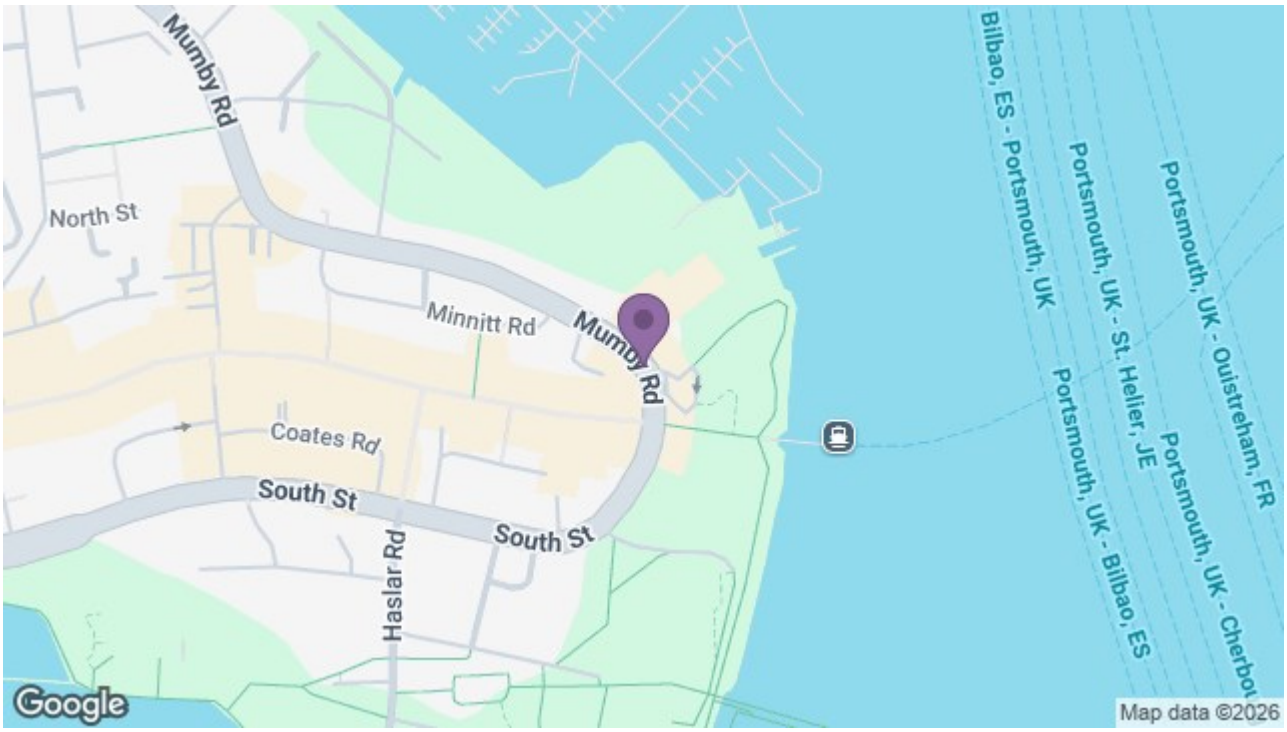






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