

£1,000 PCM

Forton Road, Gosport PO12 4UB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ CENTRAL LOCATION
- ❖ GROUND FLOOR FLAT
- ❖ LARGE LIVING AREA
- ❖ TWO DOUBLE BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ FITTED KITCHEN
- ❖ RESIDENT PARKING
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW
- ❖ A MUST VIEW

Welcome to this property located on Forton Road in the heart of Gosport. This delightful flat conversion boasts two cosy bedrooms, perfect for a small family or those in need of a guest room or home office.

As you step inside, you are greeted by a spacious living area, ideal for entertaining guests or simply relaxing after a long day. The ground floor location offers convenience and easy access,

making it a great choice for individuals of all ages.

Situated on a main road, this property provides easy access to local amenities, shops, and public transport links, ensuring you are always well-connected to the surrounding areas.

Contact us today to arrange a viewing and take the first step towards calling this place your new home.

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





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# PROPERTY INFORMATION

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Council Tax band B

## 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.



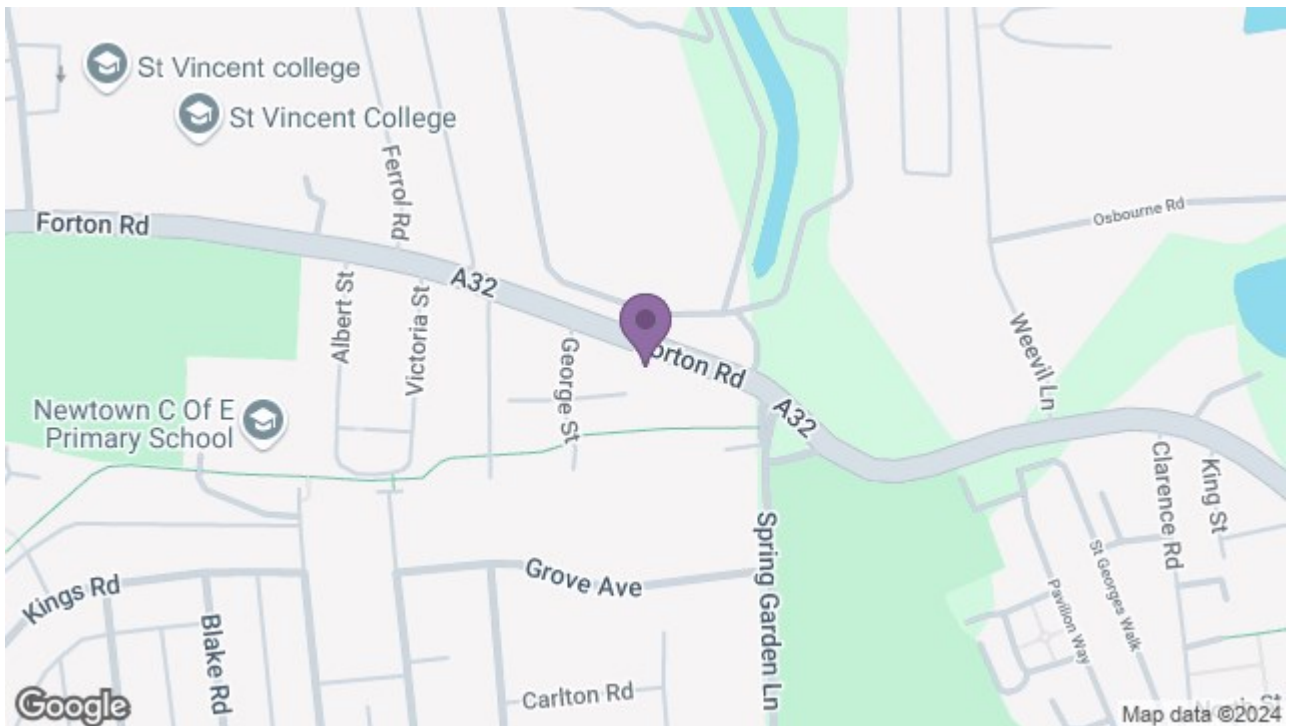
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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