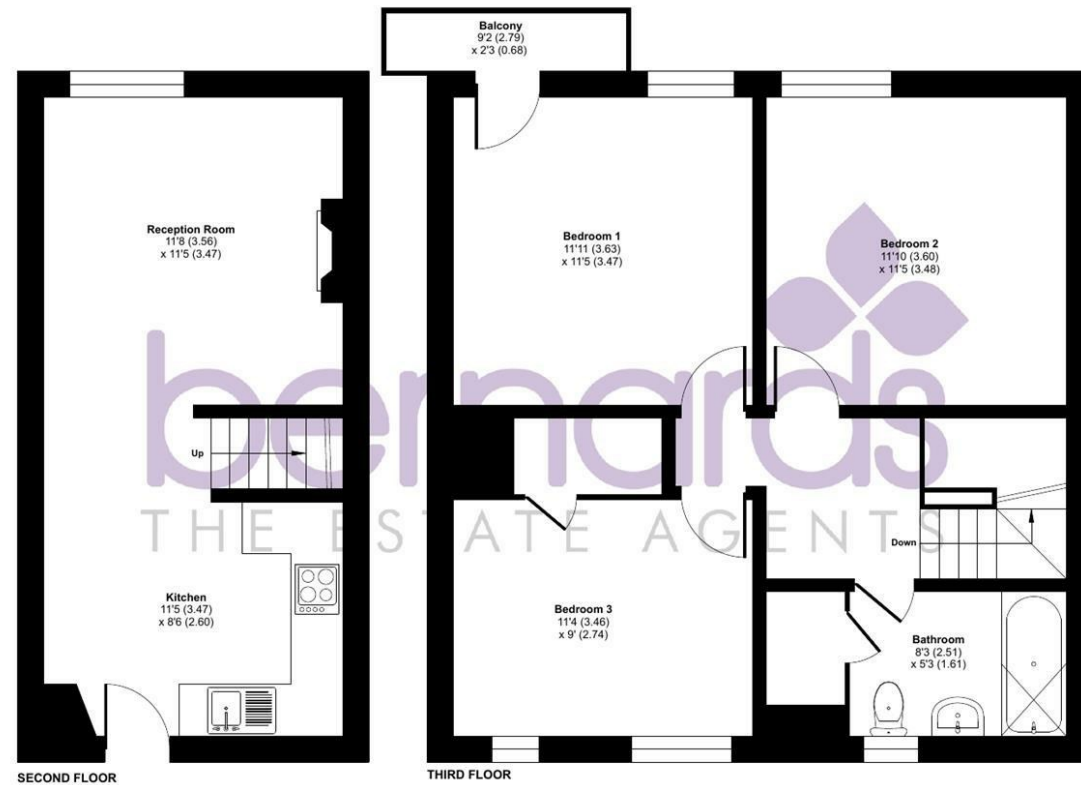




Cornwell Close, Gosport, PO13

Approximate Area = 841 sq ft / 78.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383038



£1,200 Per Month

Cornwell Close, Gosport PO13 9QL



HIGHLIGHTS

- THREE BEDROOM FIRST FLOOR MAISONETTE
- EASY ACCESS IN AND OUT OF GOSPORT
- ELECTRIC HEATING
- THREE DOUBLE BEDROOMS
- DOUBLE GLAZING
- AVAILABLE NOW
- REDECORATED
- RESIDENTS CAR PARK
- COUNCIL TAX BAND A
- CLOSE TO SHOPS, BUS ROUTES AND OTHER AMENITIES

Bernards are excited to offer this spacious three-bedroom first-floor maisonette, located on the outskirts of Gosport available now. Contact us today to arrange your viewing!

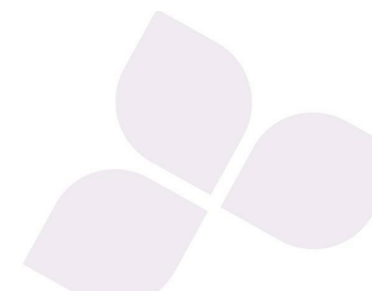
The property benefits from double glazing and electric heating throughout. On the ground floor, you'll find a fitted kitchen and a cozy living room. Upstairs, there are three generously sized double bedrooms and a family bathroom.

Externally, there is a residents' car

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE

KITCHEN

11'5 x 8'6 (3.48m x 2.59m)

LIVING ROOM

11'8 x 11'5 (3.56m x 3.48m)

LANDING

BEDROOM ONE

11'11 x 11'5 (3.63m x 3.48m)

BALCONY

9'2 x 2'3 (2.79m x 0.69m)

BEDROOM TWO

11'10 x 11'5 (3.61m x 3.48m)

BEDROOM THREE

11'4 x 9'0 (3.45m x 2.74m)

BATHROOM

8'3 x 5'3 (2.51m x 1.60m)

OUTSIDE

RESIDENTS CAR PARK

COUNCIL TAX BAND A

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.

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 e.g. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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