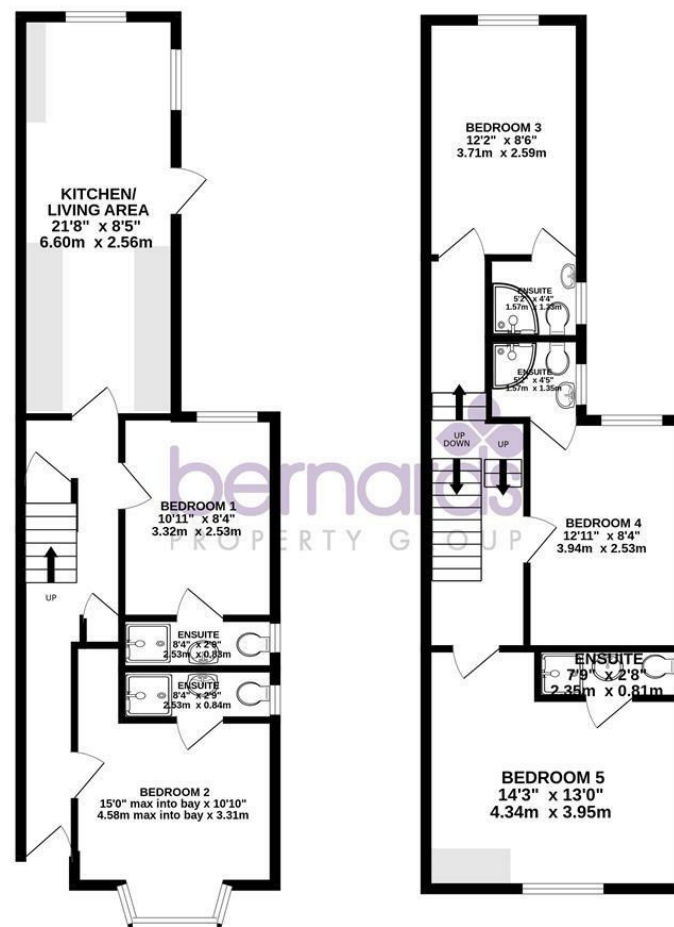


GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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£800 Per Calendar Month

Avenue Road, Gosport PO12 1JY

bernards
THE ESTATE AGENTS



1 1 0

HIGHLIGHTS

- LARGE DOUBLE BEDROOM WITH OWN UTILITY AREA
- FULLY FURNISHED
- REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ALL BILLS INCLUDED
- AVAILABLE WITH NO DEPOSIT OPTION
- ON ROAD PARKING
- SHARED GARDEN WITH OUTSIDE STORAGE
- CLOSE TO LOCAL AMENITIES
- SHARED FACILITIES
- CLOSE TO TOWN CENTRE AND FERRY TO PORTSMOUTH

Fully Furnished Ensuite Double Room – No Deposit Option Available

We are thrilled to present this stunning fully furnished double bedroom in a recently refurbished shared house, finished to an exceptional standard throughout. Thoughtfully designed with comfort and convenience in mind, this stylish property is perfect for working professionals looking for a high-quality home close to the town centre.

The room is tastefully furnished with modern, high-quality furniture and features its own private ensuite shower room, offering complete privacy. It also benefits from a dedicated utility area with a personal fridge, adding an extra level of

independence within the shared home.

The rest of the property offers a bright and contemporary communal kitchen space, providing a welcoming and sociable environment for all occupants.

Located just a short walk from the town centre, the property enjoys easy access to shops, restaurants, and excellent transport links. On-road parking is available, making it ideal for commuters or anyone with a car.

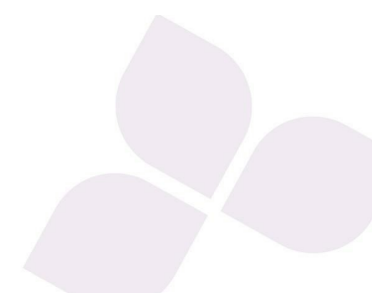
To make your move even easier, this room is offered with a no deposit option and all bills are included in the rent.

Contact us today to arrange your viewing!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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		

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