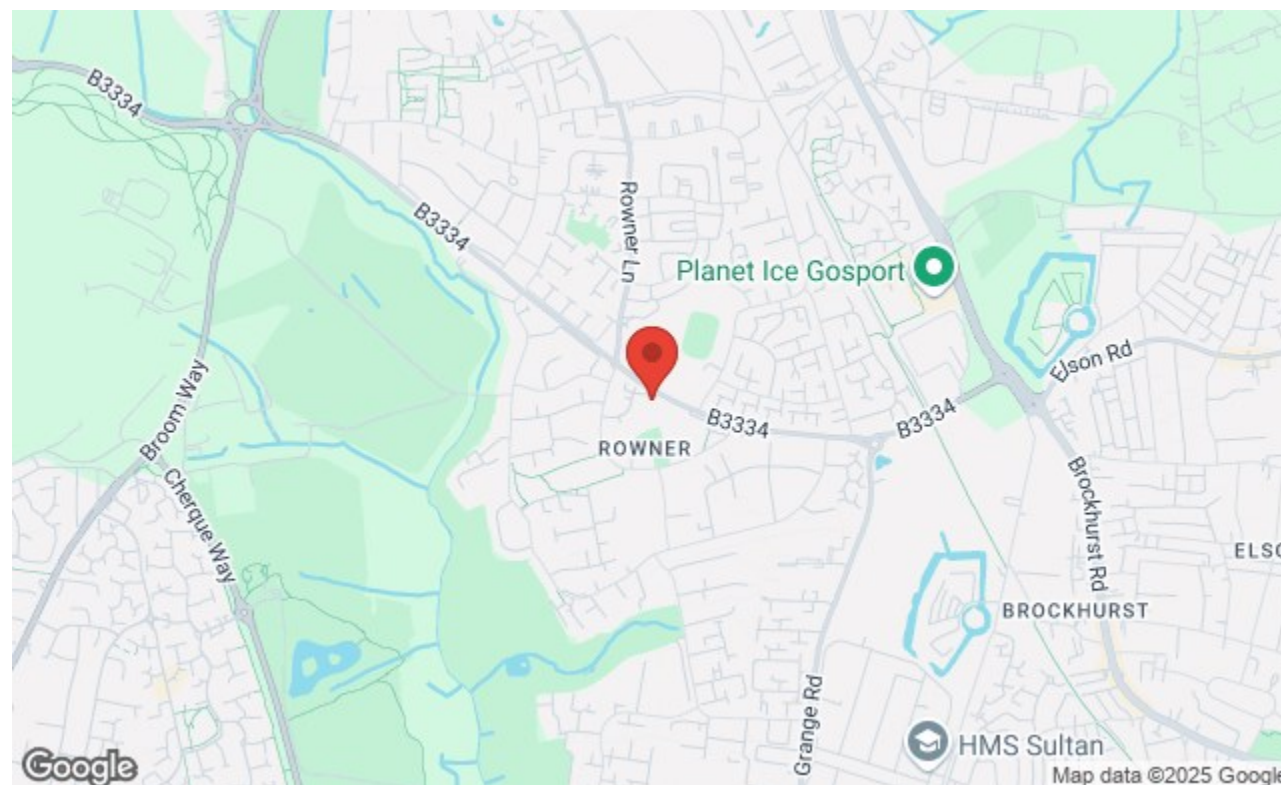
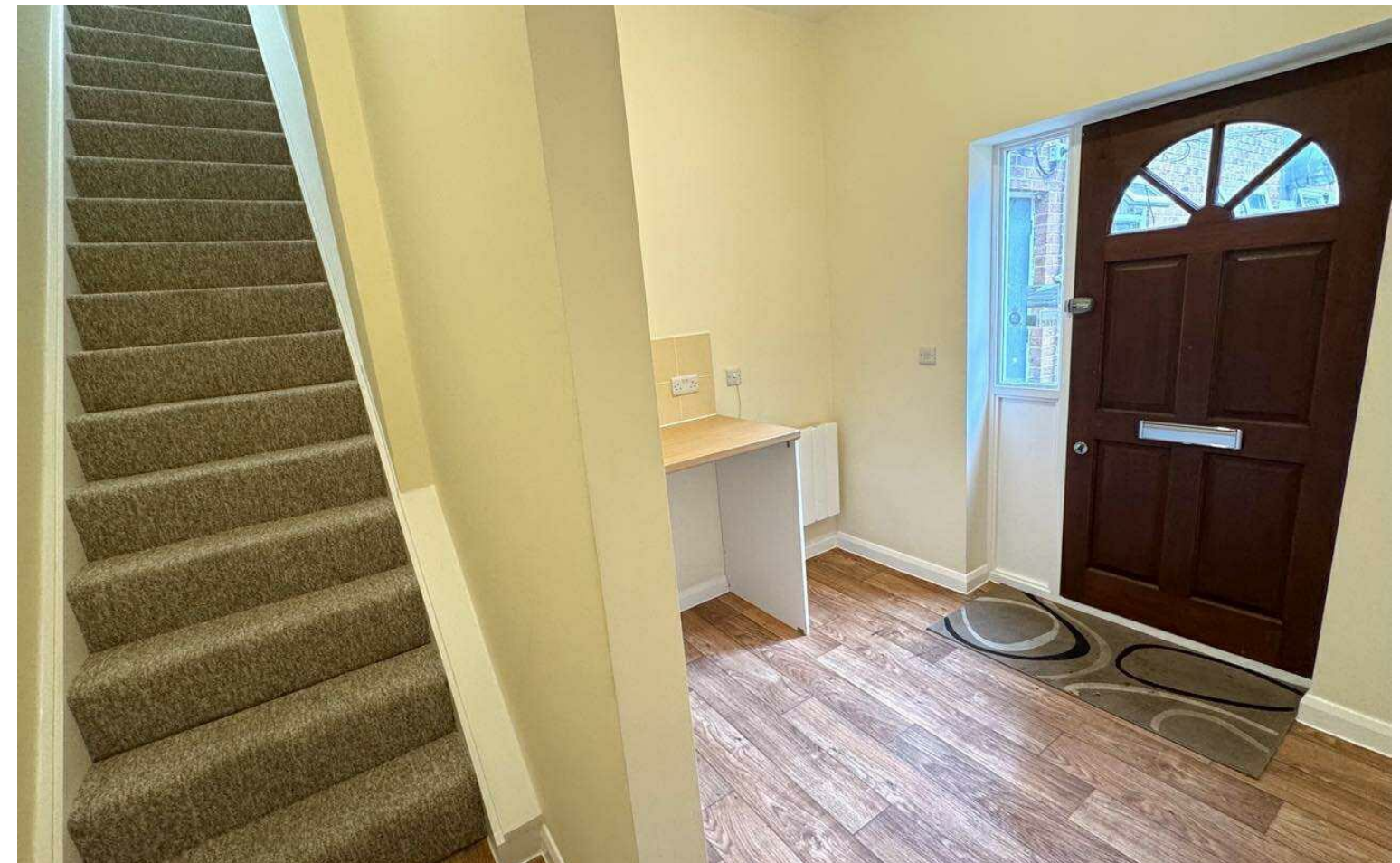




£950 Per Calendar Month

Rowner Road, Gosport PO13 9UE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ REFURBISHED THROUGHOUT
- ❖ GARAGE INCLUDED
- ❖ PRIVATE ENTRANCE
- ❖ RESIDENTS PARKING
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ FITTED STORAGE
- ❖ ONE DOUBLE BEDROOM
- ❖ COUNCIL TAX BAND A
- ❖ MODERN FITTED BATHROOM

Modern 1-Bedroom Flat with Private Entrance, Garage & Parking – Available Now!

This refurbished one-bedroom flat offers stylish and practical living in a convenient location. With its own private entrance, the property welcomes you into a bright and modern open-plan kitchen and lounge area—perfect for both relaxing and entertaining.

The spacious double bedroom features fitted storage, while the contemporary bathroom is

finished to a high standard. Additional perks include residents' parking, a private garage, and the benefit of being in Council Tax Band A, keeping monthly outgoings low.

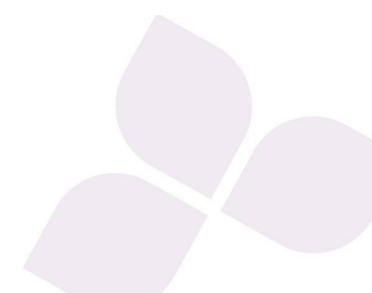
Whether you're a first-time renter, downsizing, or looking for a well-presented home with great transport links and local amenities nearby, this property ticks all the boxes.

Available now—early viewing recommended!

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 2019

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;

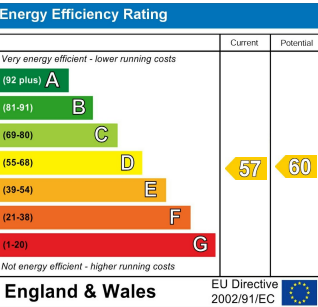
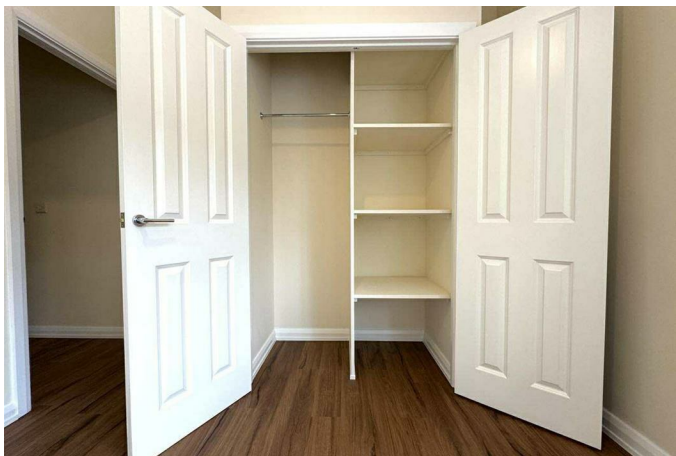
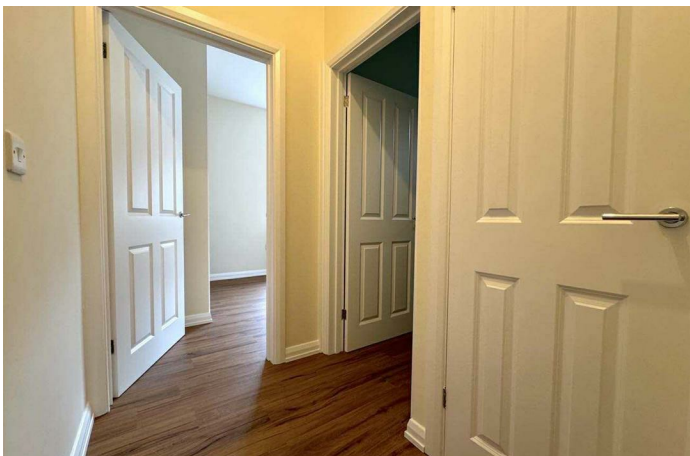
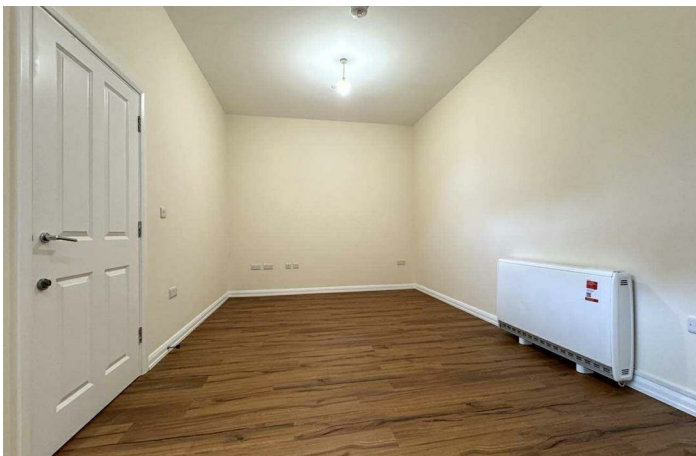
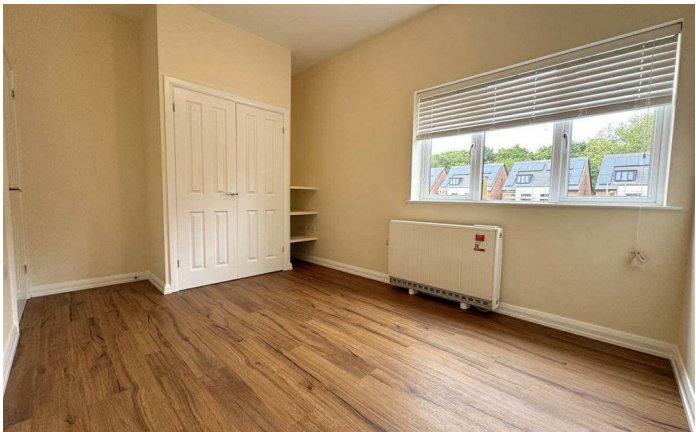
· Council tax (payable to the billing authority);

· 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.



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