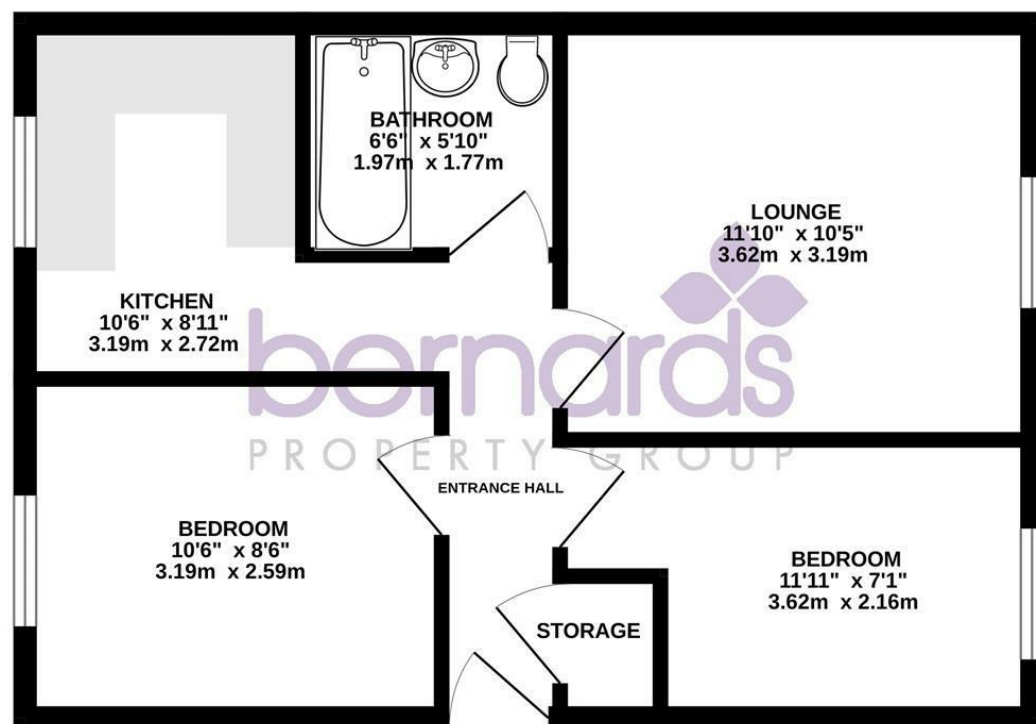


1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.0 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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£1,000 Per Calendar Month

Gordon Road, Gosport PO12 3QF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- TOP FLOOR FLAT
- AVAILABLE START OF JUNE
- PRIVATE GARDEN
- CLOSE TO GOSPORT TOWN CENTRE
- OFF ROAD PARKING
- CLOSE TO SHOPS & BUS ROUTES
- 2 BEDROOMS
- CLOSE TO LEESLAND INFANT & JUNIOR SCHOOL
- BATH WITH OVERHEAD ELECTRIC SHOWER
- COUNCIL TAX BAND A

A two-bedroom upper floor flat offering spacious accommodation in a convenient location close to local amenities. reach of Leesland Infant and Primary School, making it well suited for a range of tenants.

The property comprises a fitted kitchen, separate lounge, and a bathroom with an electric shower over the bath. Outside, the flat also benefits from a private garden and off-road parking.

Ideally located close to local shops and regular bus routes in and out of Gosport town centre, the property is also within easy

Further benefits include Council Tax Band A.

Available early June.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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