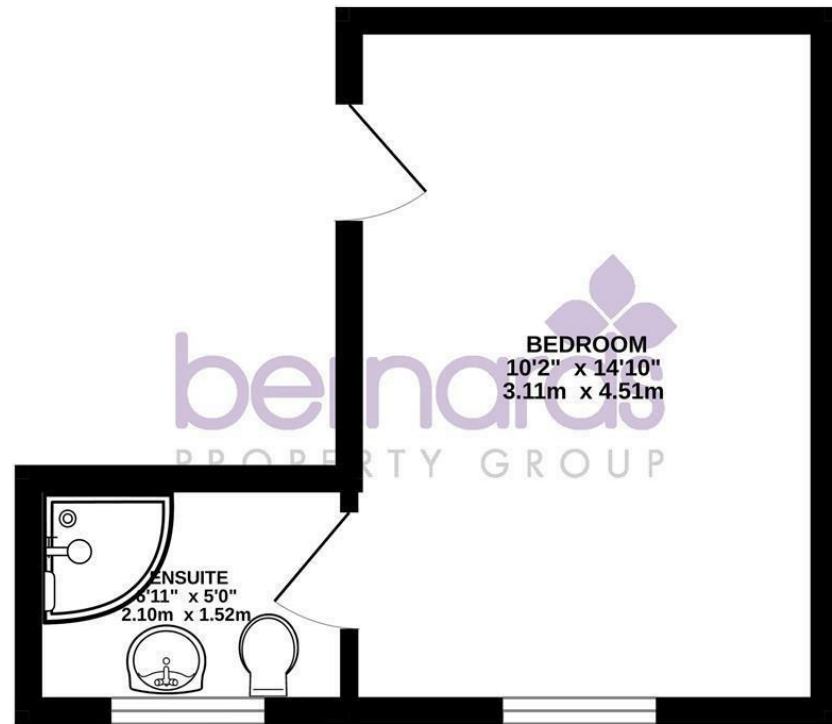


1ST FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA: 185 sq.ft. (17.2 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.
Made with Metropix 62025



TO LET

£700 Per Calendar Month

Anns Hill Road, Gosport PO12 3JY

bernards
THE ESTATE AGENTS



1 bed 1 bath 1 living null

HIGHLIGHTS

- DOUBLE BEDROOM WITH ENSUITE SHOWERROOM
- ALL BILLS INCLUDED
- FINISHED TO A HIGH SPEC THROUGHOUT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FULLY FURNISHED
- HIGH SPEED WIFI
- ACCESS TO COMMUNAL AREAS
- CLOSE TO TRANSPORT LINKS
- AVAILABLE END OF JULY
- CLOSE TO LOCAL AMENITIES

Beautiful Double Room with Ensuite Available end of July- All Bills Included & With No Deposit

A spacious and beautifully presented double bedroom is available to rent now in a recently refurbished property on Anns Hill, Gosport. The room comes fully furnished and finished to a high standard throughout, offering a comfortable and stylish living space.

Residents benefit from high-speed Wi-Fi, off-road parking, and all

bill included for complete convenience. The property is ideally located close to local shops, bus routes, and other amenities, making it perfect for a professional looking for a modern, hassle-free home.

Available End Of July — early viewing is highly 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

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;

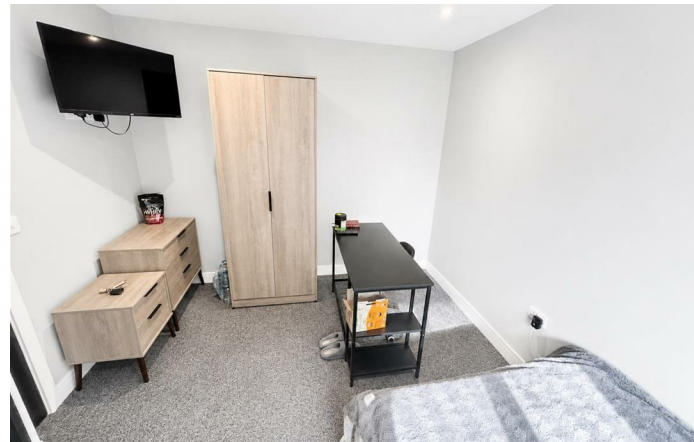
- Council tax (payable to the billing authority);

- 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	
(81-91) B	
(69-80) C	80
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Call today to arrange a viewing
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www.bernardsestates.co.uk