

£1,250 Per Month

Aldermoor Road, Gosport PO13 9RU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 BEDROOM MAISONETTE
- ❖ AVAILABLE NOW
- ❖ GAS CENTRAL HEATING
- ❖ REFURBISHED TO A HIGH SPEC THROUGHOUT
- ❖ INTEGRATED APPLIANCES
- ❖ ON ROAD PARKING
- ❖ CUL-DE-SAC LOCATION
- ❖ COUNCIL TAX BAND A
- ❖ ENCLOSED REAR GARDEN
- ❖ CLOSED TO AMENITIES AND TRANSPORT LINKS

A beautifully presented and newly refurbished two-bedroom maisonette with a private enclosed rear garden, ideally positioned in a quiet cul-de-sac location just off St Nicholas Avenue. Finished to an exceptional standard throughout, this spacious home offers bright and well-proportioned accommodation perfectly suited to professionals, couples or a small family seeking stylish and comfortable living.

The property boasts two generous double bedrooms, a stunning brand new fitted kitchen complete with integrated appliances including a dishwasher, oven, microwave, fridge freezer and washing machine, as well as a contemporary newly fitted bathroom finished with modern fixtures and fittings.

The accommodation further benefits from excellent storage space both internally and externally, gas central heating and double glazing throughout, ensuring comfort and practicality all year round.

Externally, the property enjoys an enclosed rear garden providing a private outdoor space ideal for relaxing or entertaining, along with convenient on-road parking. Ideally located close to a range of local amenities, schools and excellent transport links, this superb home offers both convenience and quality in equal measure.

Available now. Council Tax Band A.

Call today to arrange a viewing
02392 004660
www.bernardsea.co.uk





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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);

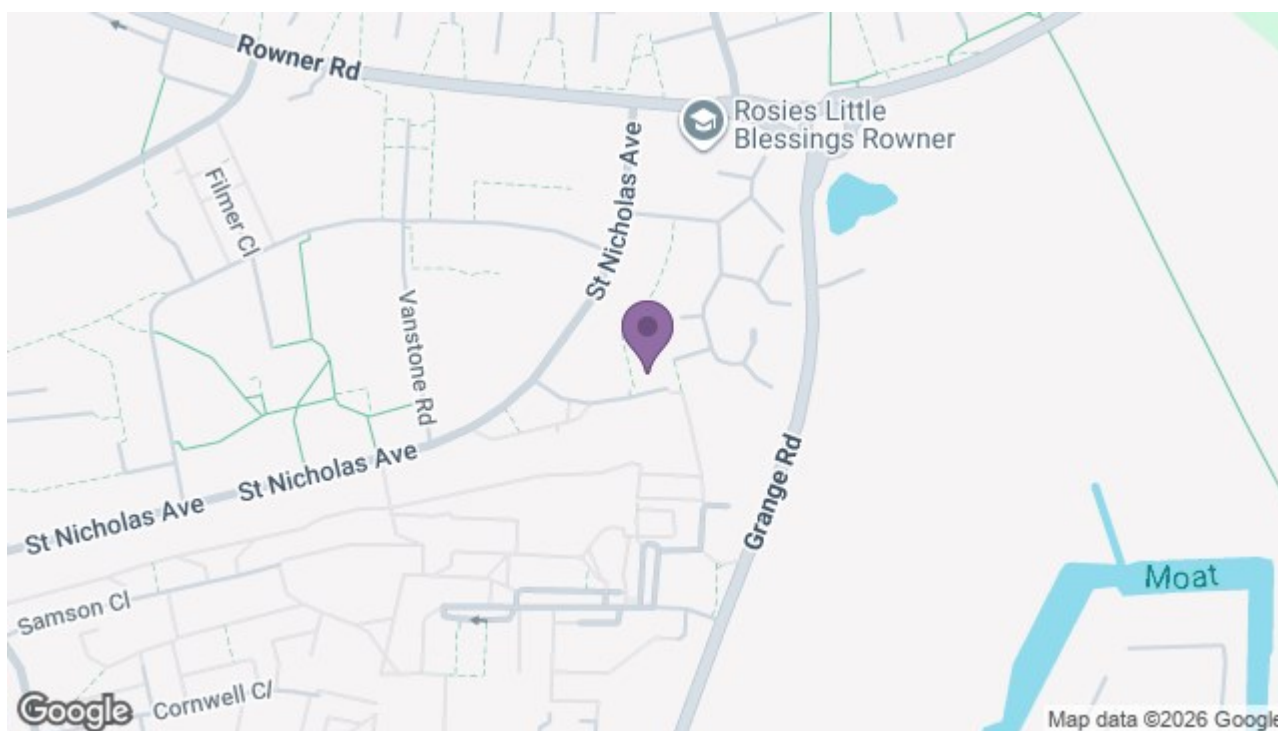
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

· 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		
(55-68) D	69	75
(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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