

£850 Per Calendar Month

Inverness Road, Gosport PO12 3HL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ FIRST FLOOR FLAT
- ❖ NEW CARPETS
- ❖ RESIDENTS PARKING
- ❖ BUILT IN STORAGE
- ❖ CLOSE TO SHOPS & TRANSPORT LINKS
- ❖ NO DEPOSIT OPTION AVAILABLE
- ❖ NEUTRAL DECOR THROUGHOUT
- ❖ OPEN PLAN KITCHEN/LIVING ROOM
- ❖ COUNCIL TAX BAND B

Bernards are pleased to bring to the market this one-bedroom first-floor flat, ideally located on Inverness Road in the heart of Gosport. Offering a bright and comfortable living space, it's perfectly suited to individuals or couples seeking a well-connected and low-maintenance home.

The property has been recently updated with new carpets. The modern kitchen is well laid out and equipped for everyday cooking, while the contemporary bathroom features a full-size bath with

overhead shower, WC, and basin.

The double bedroom includes built-in wardrobes, providing practical storage without compromising on space.

Situated just a short walk from Gosport's town centre, shops, cafes, and excellent transport links, this flat offers convenience on your doorstep.

Available immediately with a no deposit option, this is a fantastic opportunity to move into a smart, well-located home. Contact us today to arrange your viewing!

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## 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.

## RIGHT TO RENT

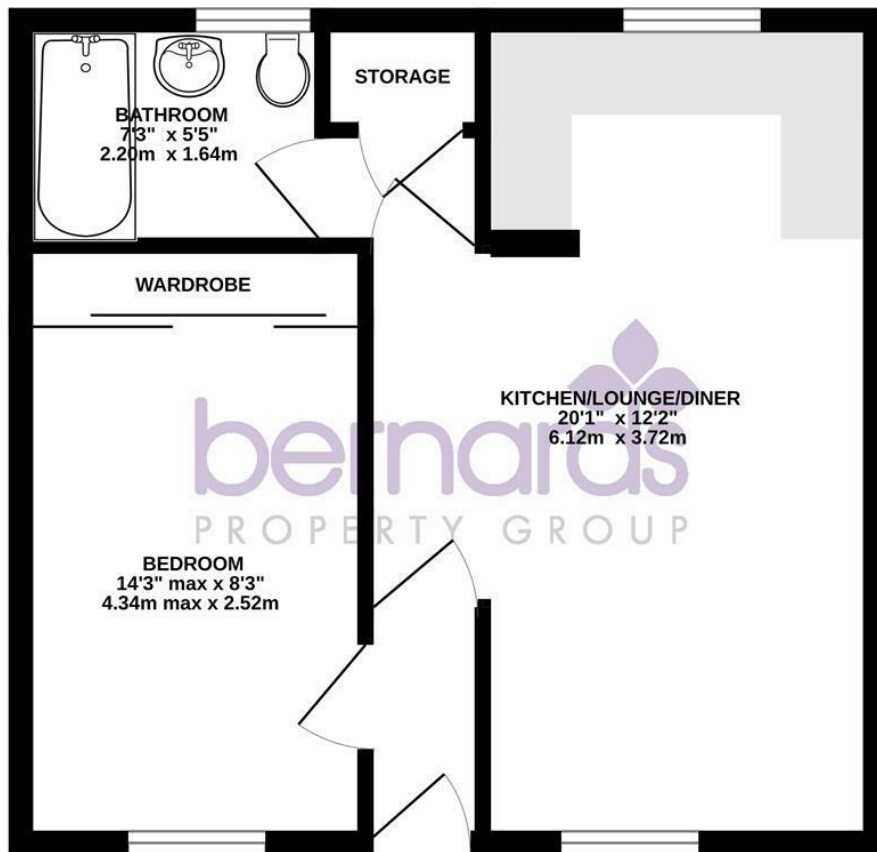
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	84
EU Directive 2002/91/EC		

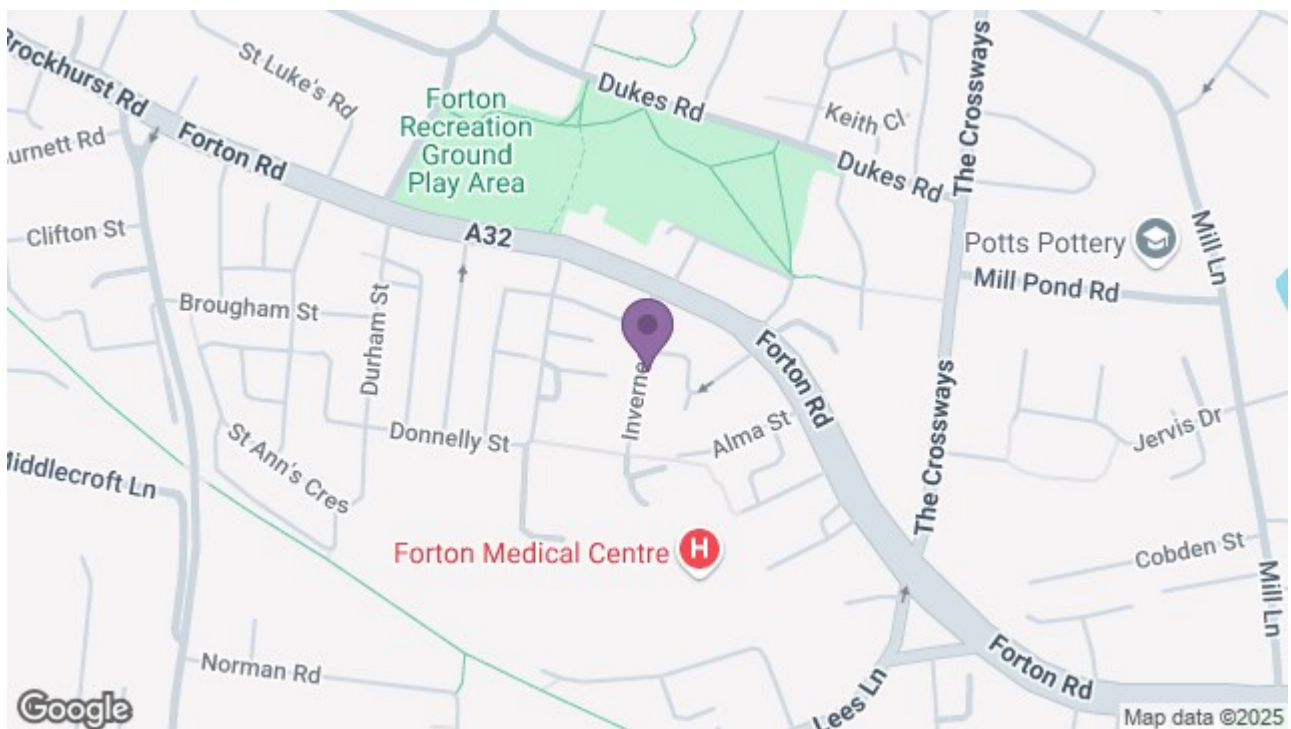


1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.3 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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97 High Street, Gosport, PO12 1DS  
t: 02392 004660

