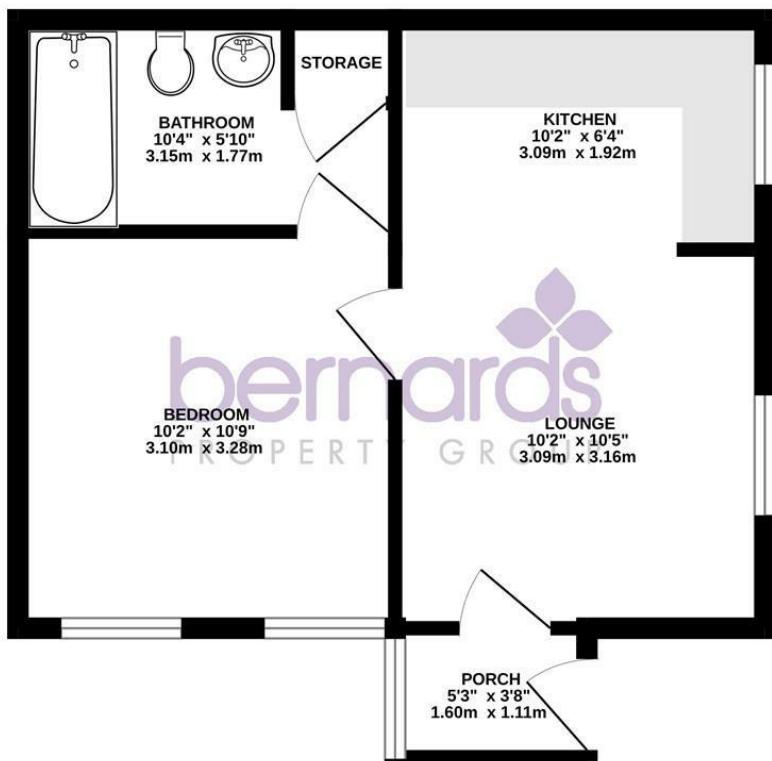


GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 361 sq.ft. (33.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and 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 Mempx 62059.



TO
LET

£900 Per Calendar Month

Brockhurst Road, Gosport PO12 3DF

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ONE BEDROOM FLAT
- COUNCIL TAX BAND A
- AVAILABLE WITH NO DEPOSIT OPTION
- PRIVATE ENTRANCE
- CLOSE TO SHOPS AND OTHER AMENITIES
- CLOSE TO BUS ROUTE IN AND OUT OF GOSPORT
- DOUBLE BEDROOM
- OPEN PLAN LIVING
- BATH WITH OVER HEAD SHOWER
- AVAILABLE FEBRUARY

ONE BEDROOM GROUND FLOOR FLAT AVAILABLE FEBRUARY - NO DEPOSIT OPTION

Bernards are pleased to present this well-located one bedroom ground floor flat on Brockhurst Road. Ideally situated close to local shops and with excellent bus routes in and out of Gosport, this property is perfectly suited to a single professional or couple.

The flat benefits from its own private entrance and offers a

modern open-plan kitchen/living area, along with a well-proportioned double bedroom. Council permit parking is available to purchase directly from the council, and the property falls within Council Tax Band A.

Available February and offered with a no deposit option, early interest is highly recommended.

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:

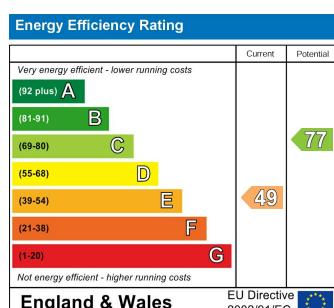
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.



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