

£1,200 Per Calendar Month

Hayling Close, Gosport PO12 4LX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE OCTOBER
- ❖ TWO DOUBLE BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ EN-SUITE SHOWER ROOM
- ❖ SEA VIEWS
- ❖ BALCONY
- ❖ MAIN BATHROOM
- ❖ SOUGHT AFTER LOCATION
- ❖ FIRST FLOOR
- ❖ SEPARATE KITCHEN

Two Bedroom Apartment with Balcony & Sea Views Available October

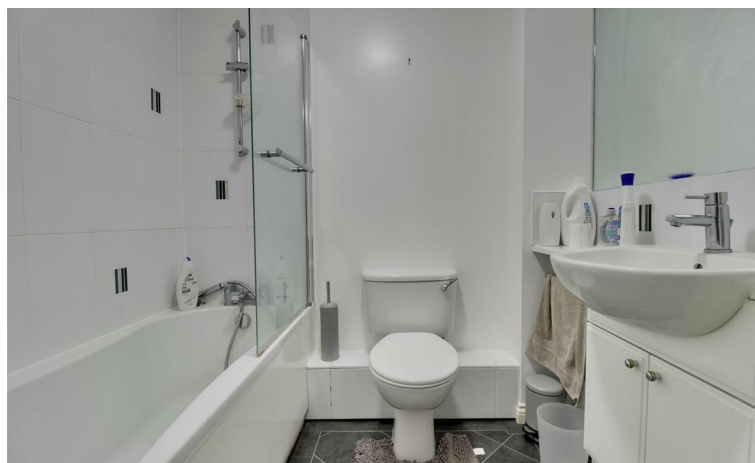
Set in the highly sought-after location of Priddy's Hard, this beautifully presented two-bedroom first-floor apartment offers a perfect blend of modern living, comfort, and stunning sea views. Situated in Hayling Close and within easy reach of local

amenities, this property is ideal for professionals, downsizers, or those seeking a serene seaside retreat.

Inside you will find two double bedrooms; the master with an en-suite, a bathroom, kitchen and spacious living/dining room that opens onto a private balcony.

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





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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

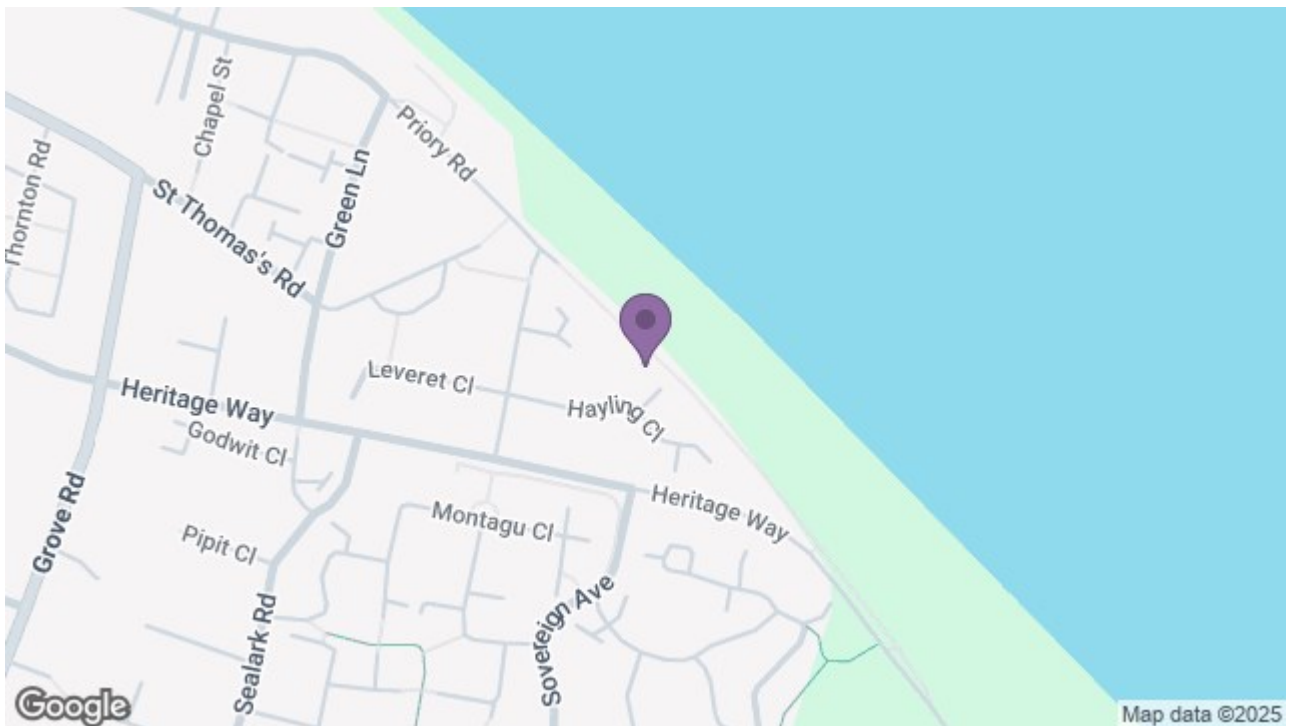
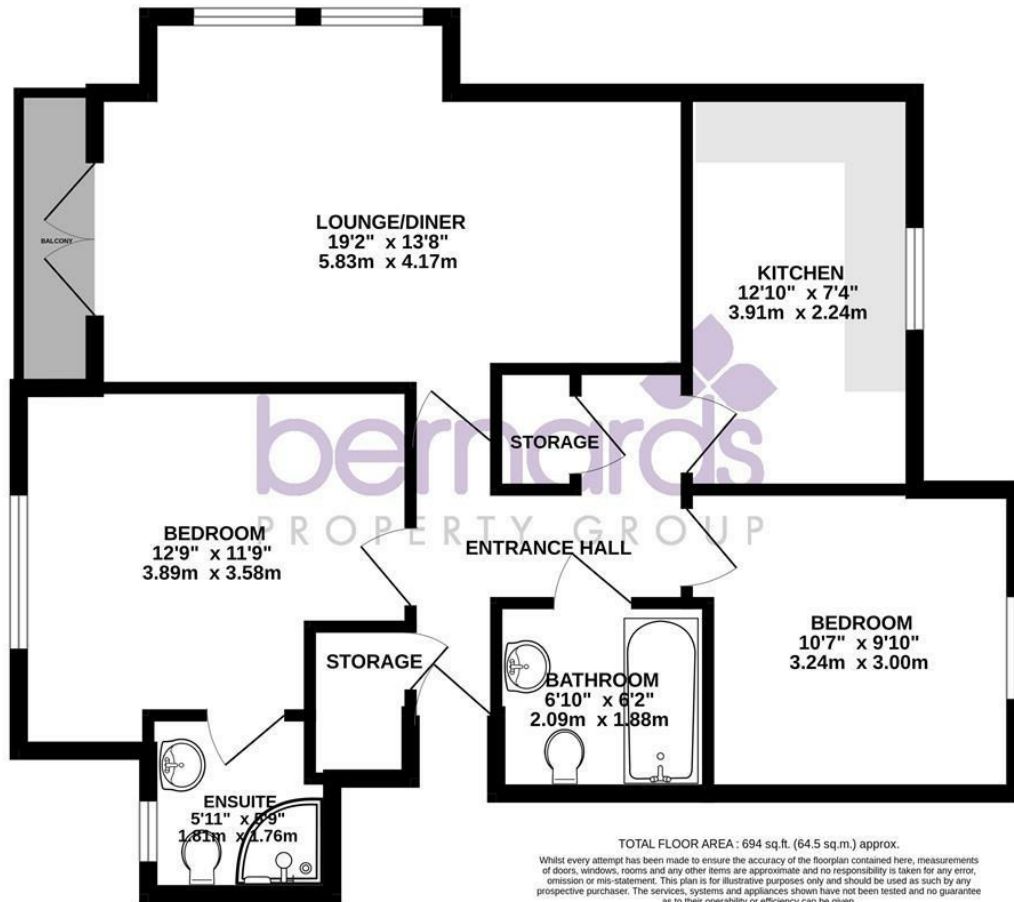
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



2ND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



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