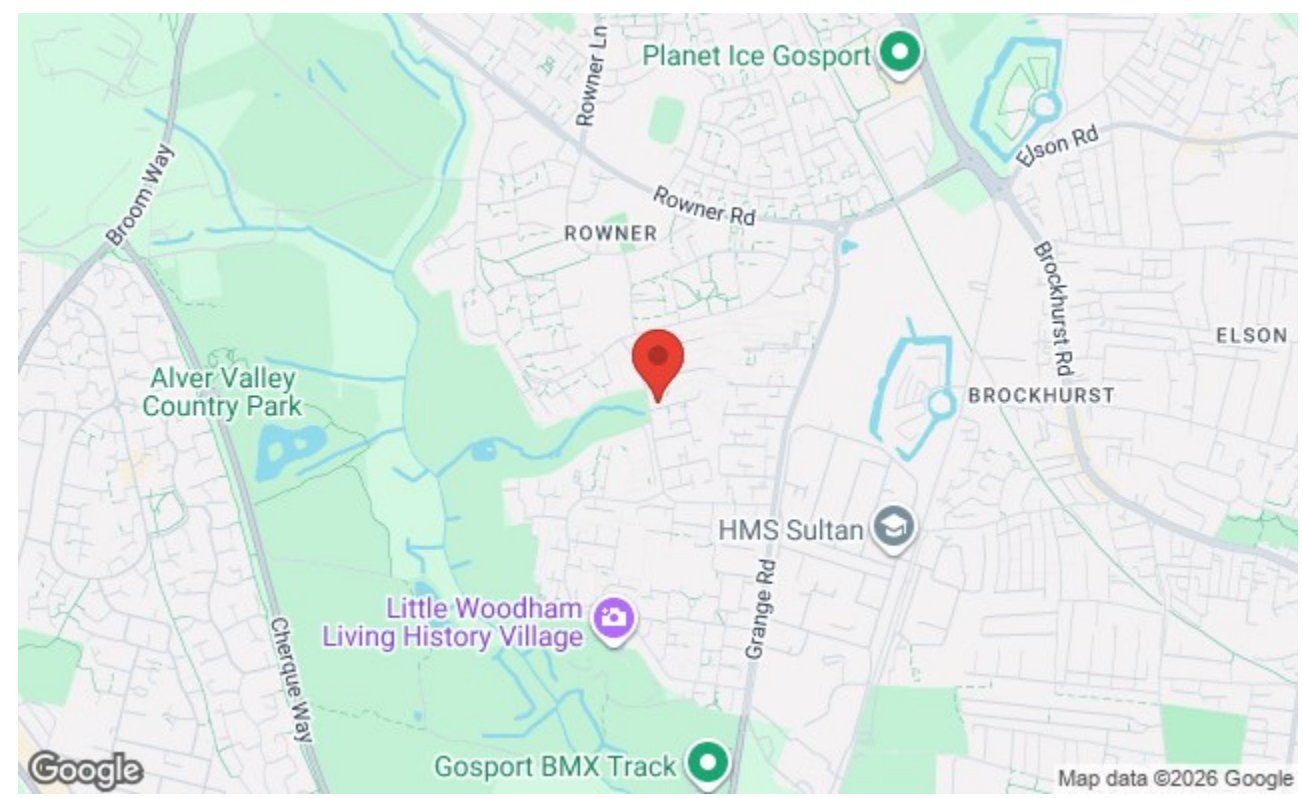


TO LET

£1,050 Per Calendar Month

Williams Close, Gosport PO13 9QP



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HIGHLIGHTS

- ❖ SPLIT LEVEL MAISONETTE
- ❖ COUNCIL TAX BAND A
- ❖ SEPERATE STUDY
- ❖ CLOSE TO BUS ROUTE & SHOPS
- ❖ 2 DOUBLE BEDROOMS
- ❖ AMPLE STORAGE THROUGHOUT
- ❖ OPEN PLAN LIVING
- ❖ BALCONY
- ❖ AVAILABLE MID MAY
- ❖ PARKING

A well-presented two-bedroom split-level maisonette offering generous living space and excellent storage throughout, ideally suited to professionals or small families.

The property features a bright and spacious open-plan kitchen and living area, opening onto a private balcony from the lounge,.

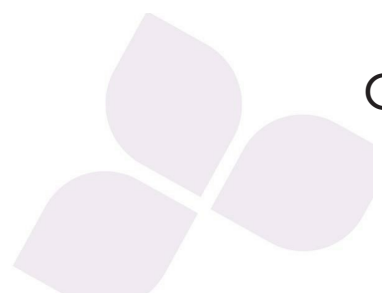
Accommodation is arranged over two floors, with one bedroom located downstairs and a second bedroom situated upstairs, alongside a modern shower room. The property also benefits from a separate study area, ample built-in

storage, double glazing, and electric heating throughout. Available from mid-May, it offers practical and flexible living in a convenient layout.

Situated close to local bus routes, schools, and a nearby superstore, the property is well connected for everyday amenities and commuting.

Further benefits include Council Tax Band A and an EPC rating of C, making this an efficient and affordable home.

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		72	72
(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	

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