

£825 Per Calendar Month

Anns Hill Road, Gosport PO12 3JY



HIGHLIGHTS

- ❖ AVAILABLE END OF MAY
- ❖ HOUSESHARE (5 ROOMS TOTAL)
- ❖ DOUBLE ROOM
- ❖ PRIVATE EN-SUITE
- ❖ ALL BILLS INCLUDED
- ❖ COMMUNAL KITCHEN/DINER
- ❖ COMMUNAL GARDEN
- ❖ FULLY FURNISHED
- ❖ FAST WIFI
- ❖ MAINTAINED TO A HIGH STANDARD

AVAILABLE END OF MAY & ALL BILLS INCLUDED

Positioned within a well-maintained and professionally managed shared house in the heart of Gosport, this bright & spacious double room offers stylish, fully furnished accommodation with all bills included - ideal for working professionals seeking comfortable and hassle-free living.

The room itself is generously sized and comes complete with a double bed, wardrobe, desk area and its own modern en-suite shower room, creating a private and practical space to relax and work from home.

The house has been finished to a high standard

throughout and benefits from excellent communal facilities including a contemporary kitchen/diner, downstairs W.C and a communal garden space. The property is also professionally maintained with the added benefit of a weekly cleaner helping to keep the communal areas looking their best.

Located in a convenient central Gosport position, the property offers easy access to local shops, transport links, Portsmouth ferry connections and local employers.

Early viewing is highly recommended.

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





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www.bernardsestates.co.uk



PROPERTY INFORMATION

Bills

All bills included and covered by the Landlord - WIFI

TV Licence

Gas

Electric

Water Rates

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;

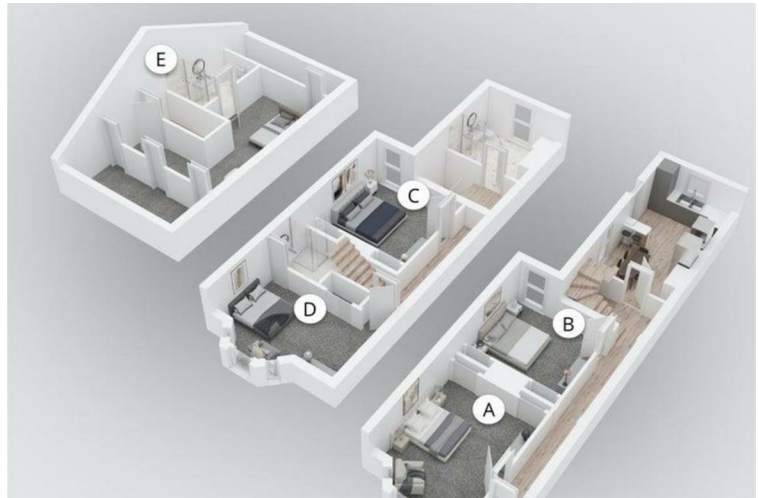
- Council tax (payable to the billing authority);

- 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;

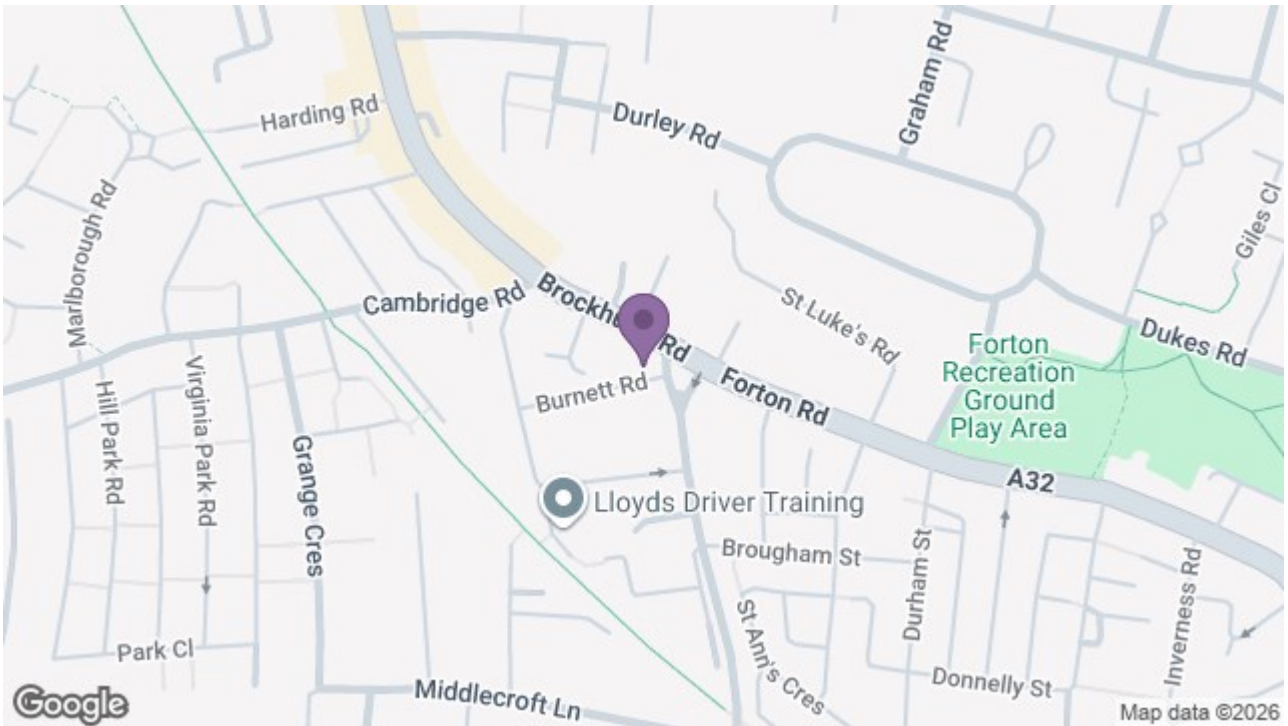
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- 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		
(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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