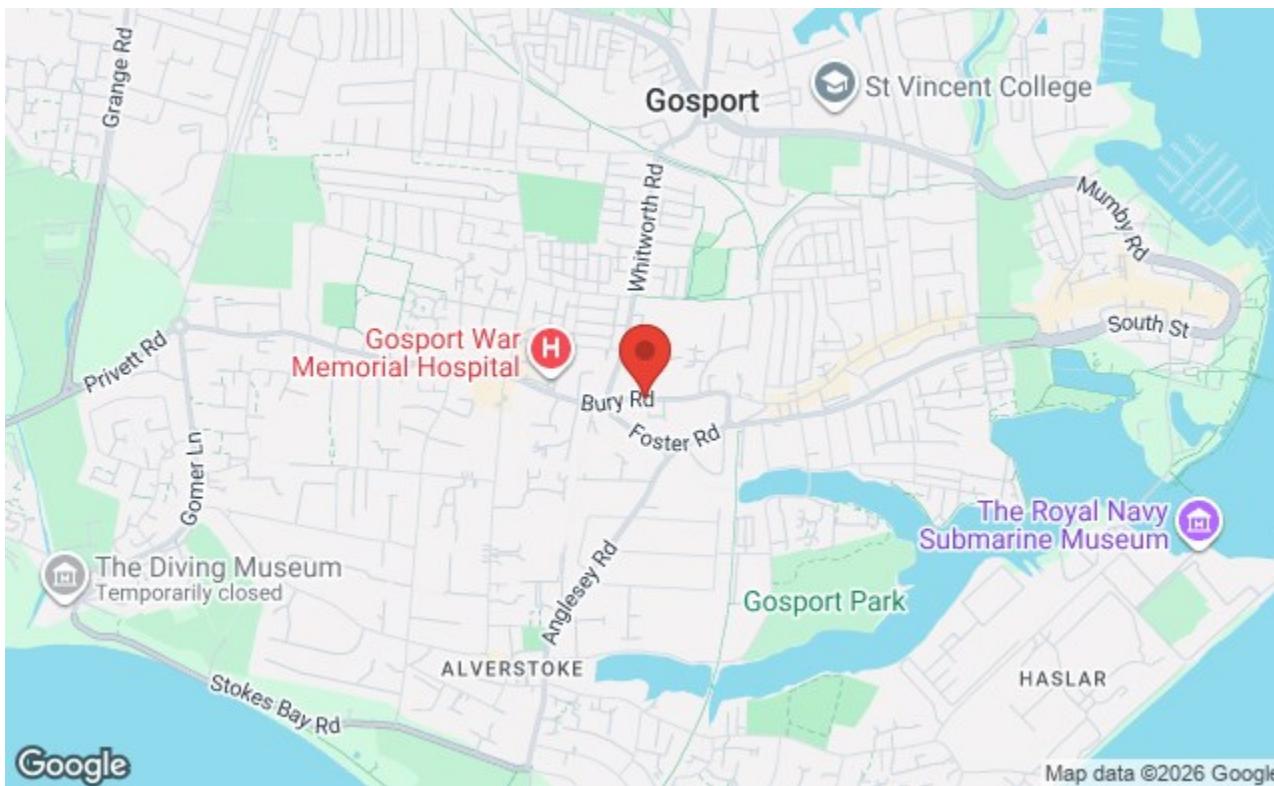


TO  
LET

£1,050 Per Calendar Month

Bury Road, Gosport PO12 3UH

bernards  
THE ESTATE AGENTS



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## HIGHLIGHTS

- 2 BEDROOM GROUND FLOOR MAISONETTE
- ACCESS TO COMMUNAL GARDEN
- OFF ROAD PARKING
- AVAILABLE NOW
- PRIVATE ENTRANCE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- CLOSE TO GOSPORT TOWN CENTRE
- 2 DOUBLE BEDROOMS
- AMPLE STORAGE

Available now, this spacious two bedroom ground floor maisonette is ideally positioned within easy walking distance of Gosport Town Centre, offering convenient access to local shops, amenities and transport links. The property benefits from its own private entrance, and enjoys access to a well-maintained communal garden.

Further benefits include Council Tax Band B and an EPC rating of D. Early viewing is strongly recommended.

The accommodation comprises two generously sized double bedrooms, making it suitable for professionals, a couple or a small

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

# 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:

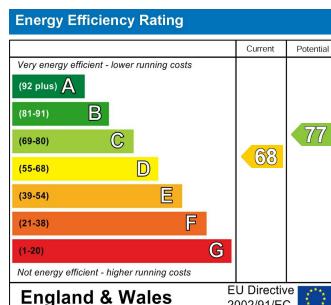
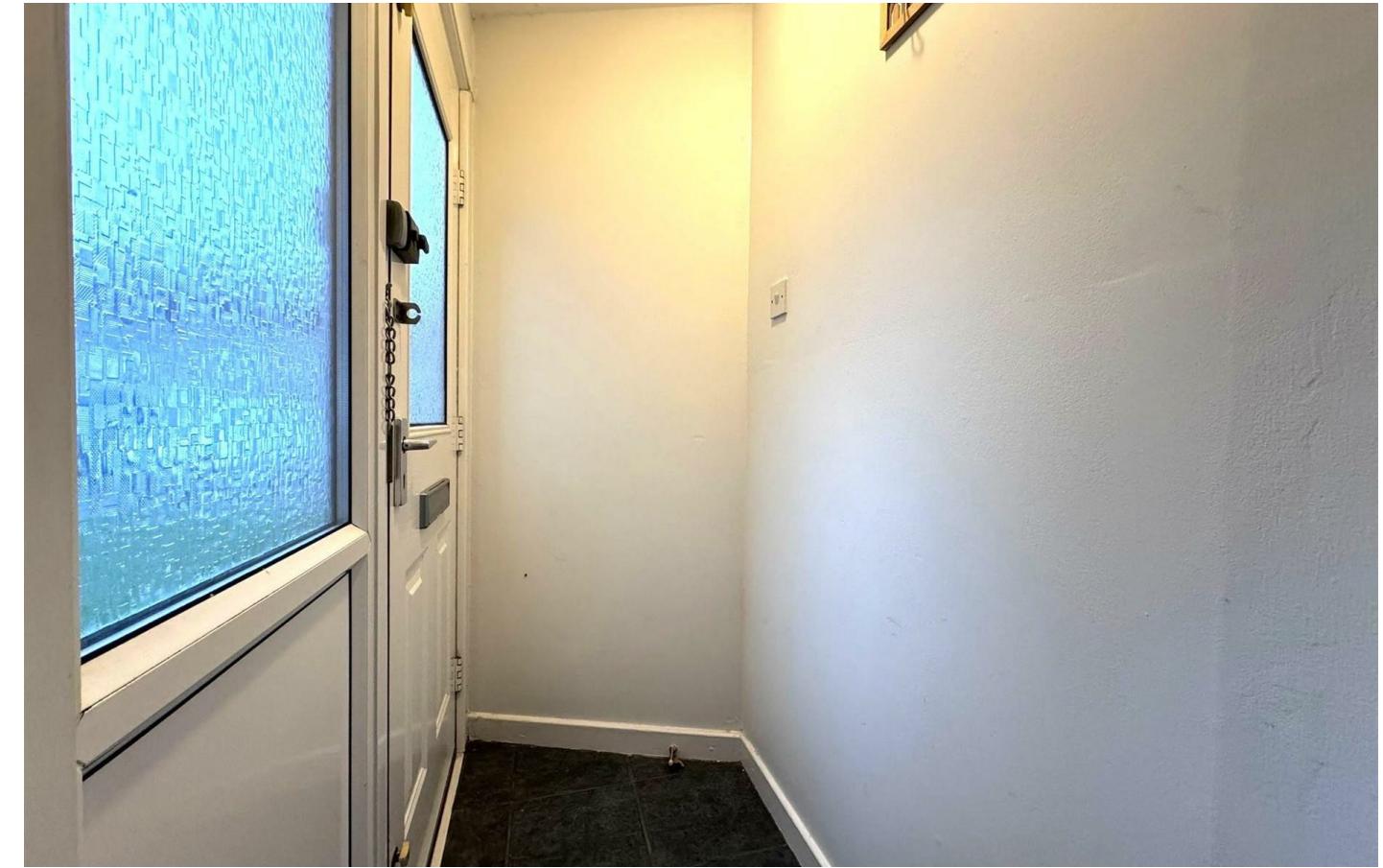
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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



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