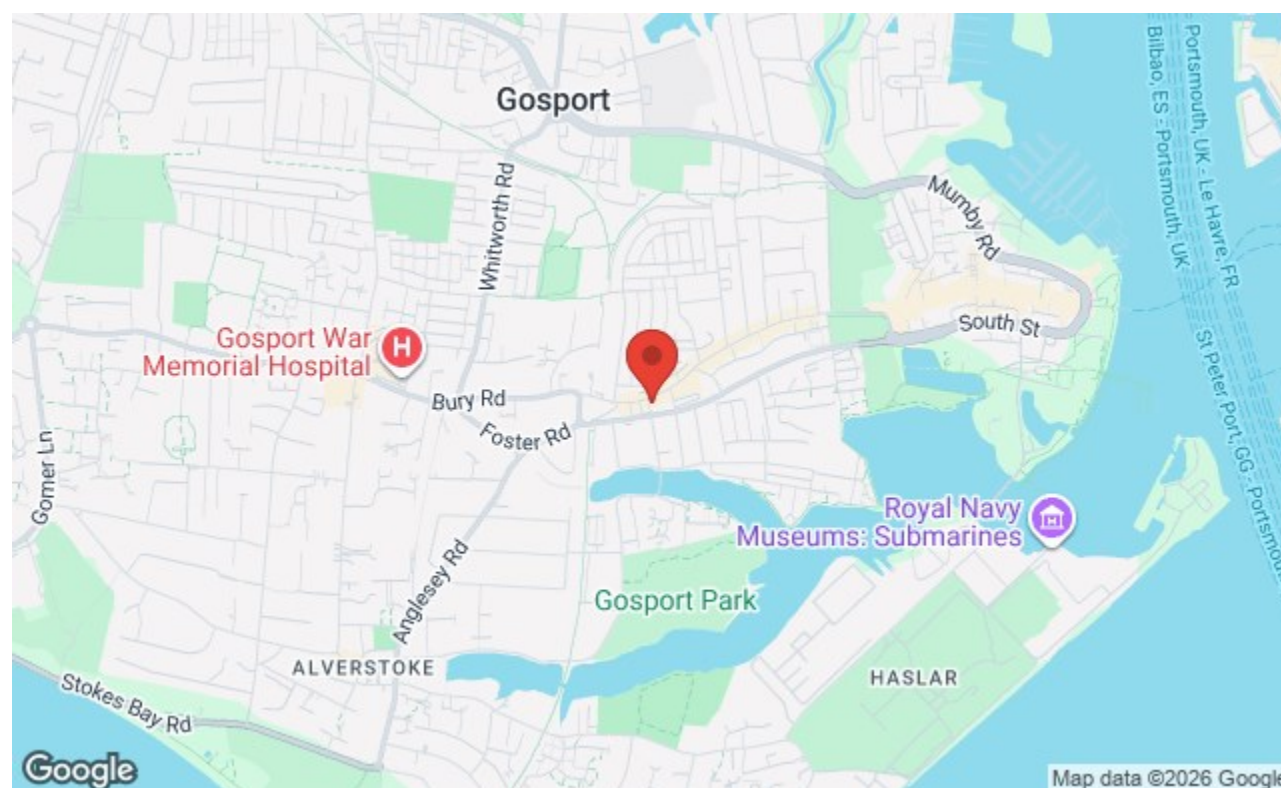




£750 Per Month

Alver Road, Gosport PO12 1QR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LARGE DOUBLE BEDROOM
- ❖ OWN FRIDGE & KITCHEN WORKSPACE
- ❖ ENSUITE BATHROOM
- ❖ ALL BILLS INCLUDED
- ❖ WITHIN WALKING DISTANCE TO GOSPORT TOWN CENTRE
- ❖ OPEN PLAN KITCHEN / LOUNGE
- ❖ LOW MAINTENANCE GARDEN
- ❖ AVAILABLE START OF SEPTEMBER
- ❖ CLOSE TO WATERFRONT
- ❖ MUST VIEW

A well-presented ensuite room available to rent on Alver Road, ideally situated within walking distance of the town centre and a range of local amenities. The property offers comfortable and convenient accommodation, perfect for professionals looking for hassle-free living in a great location.

The room benefits from its own fridge and dedicated kitchen worktop space, along with a private ensuite shower room. Tenants also have access to a

shared open-plan living area and a communal garden, providing both indoor and outdoor space to enjoy.

All bills are included in the rent. Available from 1st September.

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		
(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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