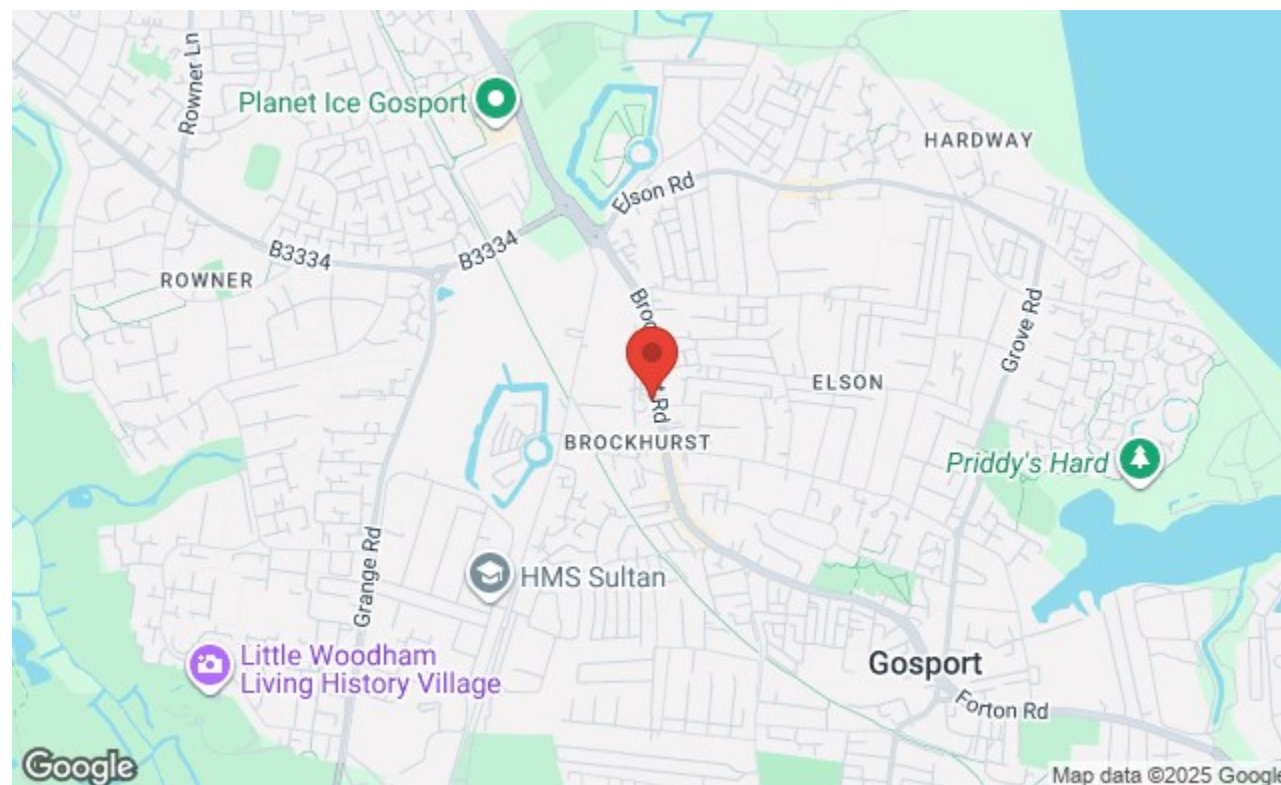




£825 Per Calendar Month

Brockhurst Road, Gosport PO12 3AX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE OCTOBER 1ST
- ❖ NO DEPOSIT SCHEME OPTION
- ❖ TWO BEDROOMS
- ❖ PRIVATE ENTRANCE
- ❖ LOUNGE WITH FIREPLACE
- ❖ SEPARATE KITCHEN
- ❖ CLOSE TO SHOPS
- ❖ ON A MAIN BUS ROUTE
- ❖ COUNCIL TAX BAND A
- ❖ DOUBLE GLAZING

Available October 1st & Offered with No Deposit is this Two-Bedroom Flat with Private Entrance.

This spacious first-floor flat offers the convenience of its own private entrance, providing added privacy and independence. Featuring two bedrooms, a separate kitchen, a bright lounge, and a bathroom, this home is perfect for couples, small families, or professionals.

Situated on a main bus route,

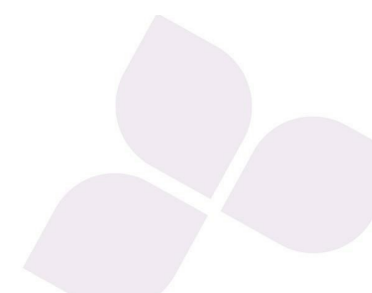
commuting is straightforward and hassle-free. Local shops are just a short walk away, making everyday errands quick and convenient. The property falls under Council Tax Band A, ensuring affordable living costs.

Available from October 1st, this flat is offered with a no deposit option, making it easier than ever to move in.

Call today to arrange a viewing

02392 004660

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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	

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