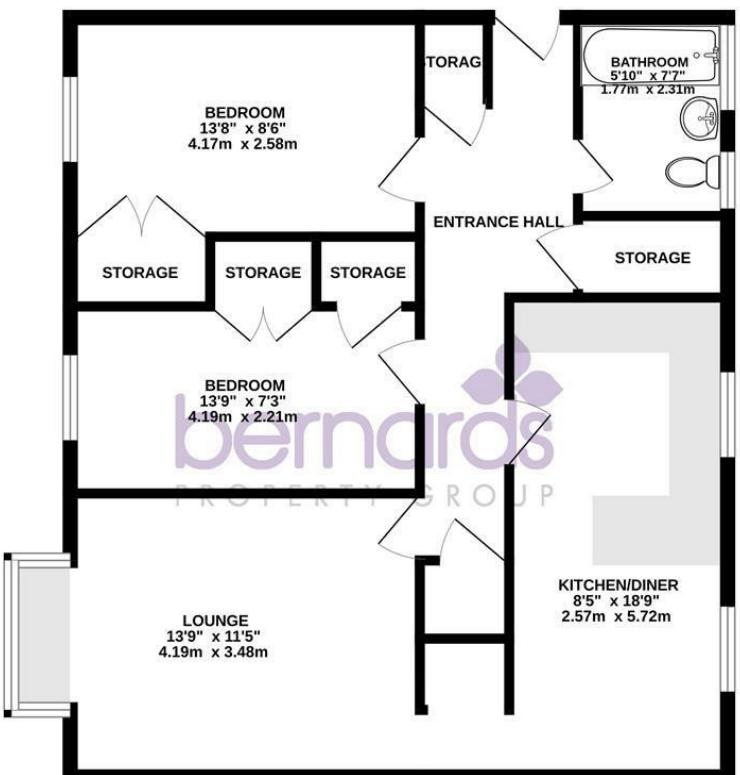


GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



HIGHLIGHTS

- AVAILABLE FEBRUARY
- GROUND FLOOR FLAT
- PRIVATE GARDEN
- OFF ROAD PARKING
- COUNCIL TAX BAND A
- NO DEPOSIT OPTION AVAILABLE
- CLOSE TO TRANSPORT LINKS IN AND OUT OF GOSPORT
- OPEN PLAN KITCHEN / DINER
- AMPLE STORAGE THROUGHOUT
- TWO DOUBLE BEDROOMS

NO DEPOSIT OPTION AVAILABLE

Available February, this recently decorated and well-presented two-bedroom ground floor property offers spacious and practical accommodation throughout.

The property comprises two double bedrooms, both featuring built-in wardrobes, a separate lounge, and a well-proportioned open-plan kitchen/dining area, complemented by ample built-in storage. Situated on the ground floor, the property further benefits from access to its own large private garden, along with an external storage shed providing

additional useful storage space. Additional advantages include off-road parking.

Ideally located close to a superstore, the property provides convenient access in and out of Gosport, with nearby transport links making it particularly suitable for commuters.

The property holds an EPC rating of C and falls within Council Tax Band A.

Call today to arrange a viewing
02392 004660
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:

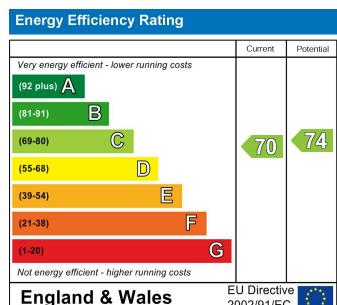
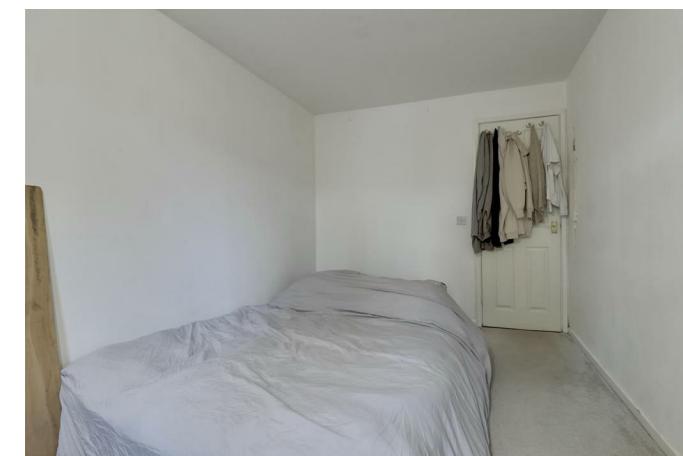
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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