

£1,050 Per Month

Shaftesbury Road, Gosport PO12
1RX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR MAISONETTE
- ❖ COMMUNAL GARDEN
- ❖ FRESHLY REDECORATED
- ❖ CLOSE TO GOSPORT TOWN CENTRE
- ❖ EPC C
- ❖ COUNCIL TAX BAND A
- ❖ BUILT IN STORAGE
- ❖ CLOSE TO TRANSPORT LINKS`
- ❖ AVAILABLE AUGUST
- ❖ BRIGHT AND AIRY THROUGHOUT

Bernards are delighted to offer to the rental market this well-presented two-bedroom ground floor maisonette, ideally situated just off Stoke Road in Gosport.

Recently redecorated throughout, this bright and spacious home offers comfortable accommodation comprising two well-proportioned bedrooms, both benefiting from built-in storage, a generous living area, a fitted kitchen, and a bathroom.

Externally, residents can enjoy access to communal garden space, providing a pleasant outdoor area to relax.

Perfectly positioned within easy reach of Gosport Town Centre, the property is conveniently located close to a range of local shops, amenities, and excellent transport links. The Gosport Ferry provides quick and easy access to Portsmouth, while nearby road links make commuting in and out of Gosport straightforward.

Available from August, this fantastic home is ideal for professionals, couples, or a small family looking for a conveniently located property.

Council Tax Band: A
EPC Rating: C

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





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.

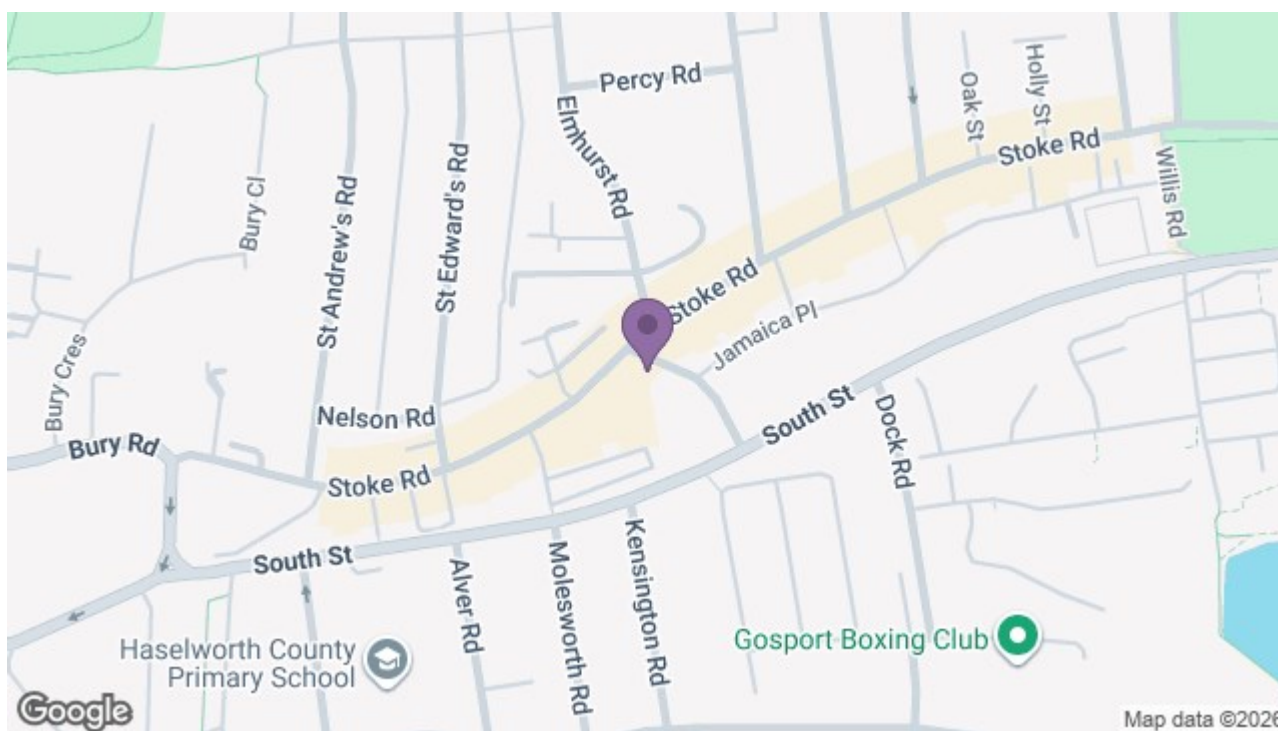
change of sharer (capped at £50 or, if higher, any reasonable costs);

- 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	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





97 High Street, Gosport, PO12 1DS
t: 02392 004660

