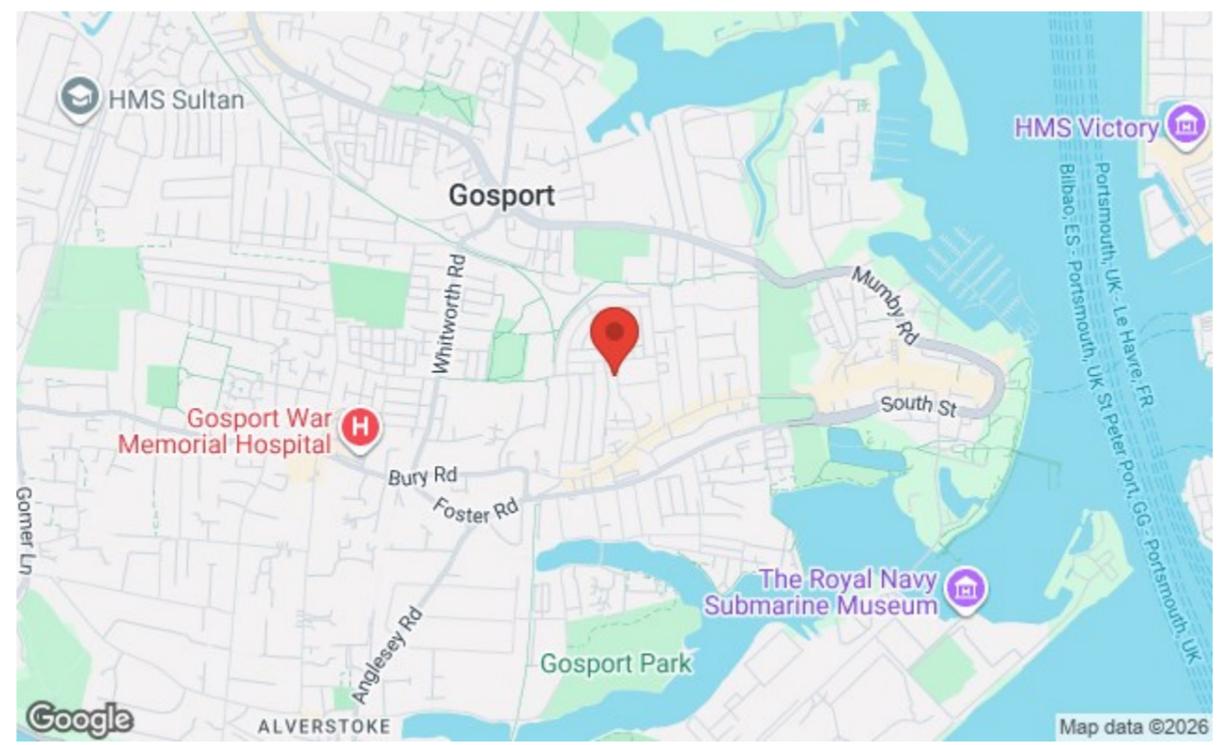




£1,500 Per Calendar Month

Elmhurst Road, Gosport PO12 1PQ



3 bedrooms, 1 bathroom, 1 living area

HIGHLIGHTS

- ❖ 3 BEDROOM FAMILY HOME
- ❖ AVAILABLE 1ST OF APRIL
- ❖ RE-FITTED KITCHEN
- ❖ MODERN BATHROOM
- ❖ LOW MAINTANENCE GARDEN
- ❖ LEAN-TO
- ❖ ON ROAD PARKING
- ❖ THREE WELL PROPORTIONED BEDROOMS
- ❖ AVAILABLE WITH NO DEPOSIT
- ❖ WITHIN WALKING DISTANCE TO BUS STOP AND OTHER TRANSPORT LINKS

Well-Presented Three-Bedroom Home on Elmhurst Road Available 1st of April with No Deposit!

This charming property on Elmhurst Road is ideally located close to Stoke Road shops, bus stops, and Gosport town centre, providing easy access to local amenities and the ferry to Portsmouth.

Inside, the home offers three well-proportioned bedrooms and a loft access, complemented by a family bathroom on the ground floor. The newly fitted kitchen and modern bathroom add a contemporary touch, making the property move-in

Externally, there is a low-maintenance courtyard garden with an outbuilding and lean-to, perfect for storage or hobbies. On-road parking is available, and the property falls within Council Tax Band B.

Available from 1st April, this home is perfect for those seeking convenience, comfort, and a great location.



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

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, letting 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.

NO DEPOSIT DISCLAIMER

This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of 28% of the rent VAT to become a member of flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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