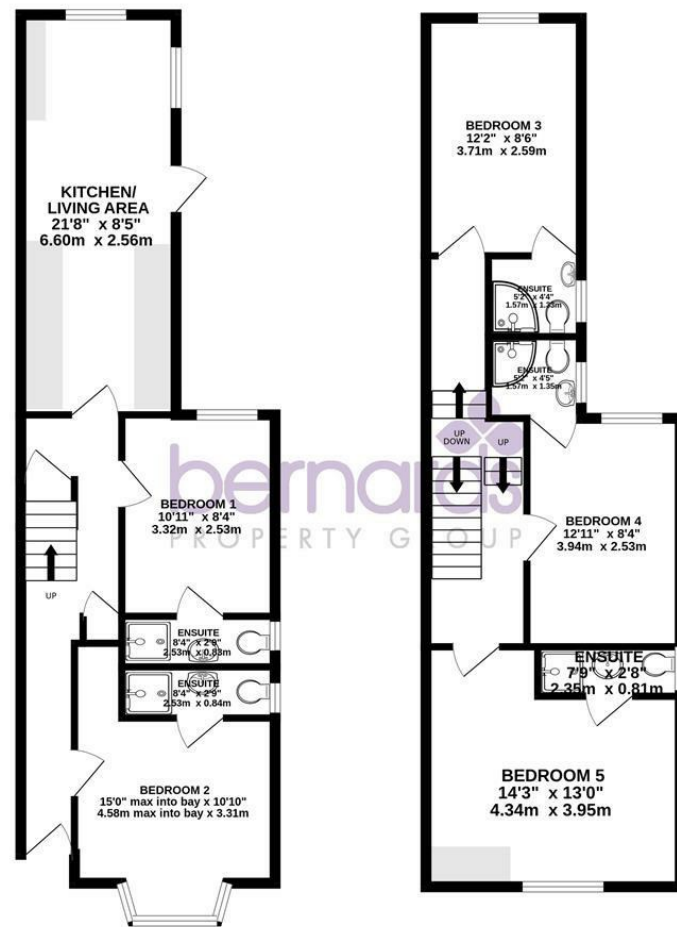


GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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£700 Per Calendar Month

Avenue Road, Gosport PO12 1JY



1 bed 1 bath 1 living null

## HIGHLIGHTS

- ❖ FULLY FURNISHED DOUBLE ROOM
- ❖ REFURBISHED THROUGHOUT
- ❖ ENSUITE BATHROOM
- ❖ NO DEPOSIT OPTION
- ❖ ON ROAD PARKING
- ❖ ALL BILLS INCLUDED
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ SHARED GARDEN WITH OUTSIDE STORAGE
- ❖ SHARED FACILITIES
- ❖ WALKING DISTANCE TO TOWN CENTRE & FERRY TO PORTSMOUTH

Stylish Ensuite Double Room – All Bills Included – No Deposit Required

We're delighted to present another exceptional ensuite double room in a recently refurbished professional house share. Thoughtfully designed for modern living, this property combines comfort, convenience, and a high standard of finish—ideal for working professionals.

This spacious and stylish double room is fully furnished with modern décor and comes complete with its own private ensuite shower room, offering a quiet and self-contained space to unwind.

Tenants also have access to a contemporary, fully fitted communal

kitchen—perfect for preparing meals or enjoying time in a clean, welcoming environment.

Situated in a popular residential location, the home is just a short stroll from the town centre and benefits from great local transport connections and nearby amenities. On-street parking is available.

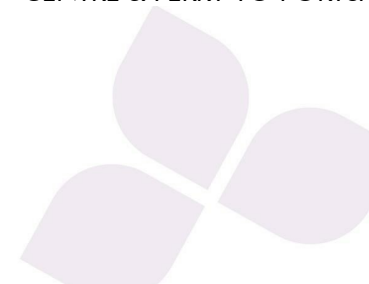
All-inclusive rent means you won't need to worry about extra costs—utilities, council tax, and Wi-Fi are all covered. Plus, with a no deposit option available, moving in is simple and stress-free.

Contact us today to book a viewing and secure your new home!

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			84
(81-91) B			
(69-80) C		74	
(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	

Call today to arrange a viewing  
02392 004660  
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