

£650 Per Calendar Month

Kings Road, Gosport PO12 1PY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ DOUBLE BEDROOM AVAILABLE NOW
- ◆ NEW CARPETS AND PAINTED THROUGHOUT
- ◆ ALL BILLS INCLUDED
- ◆ FURNISHED
- ◆ ON ROAD PARKING
- ◆ AVAILABLE NOW
- ◆ COMMUNAL GARDEN
- ◆ SHED TO REAR
- ◆ CLOSE TO TOWN CENTRE
- ◆ SHARE OF KITCHEN & BATHROOM

All Bills Included: Spacious Double Bedroom within a Shared House, Available Now with No Deposit!

Fantastic opportunity to rent this fully furnished double bedroom within a shared house (share of kitchen, bathroom & garden), with all bills included.

Call today to arrange a viewing

02392 004660

www.bernardsea.co.uk





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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.

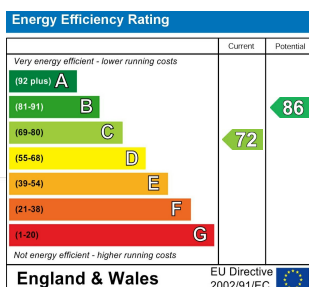
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

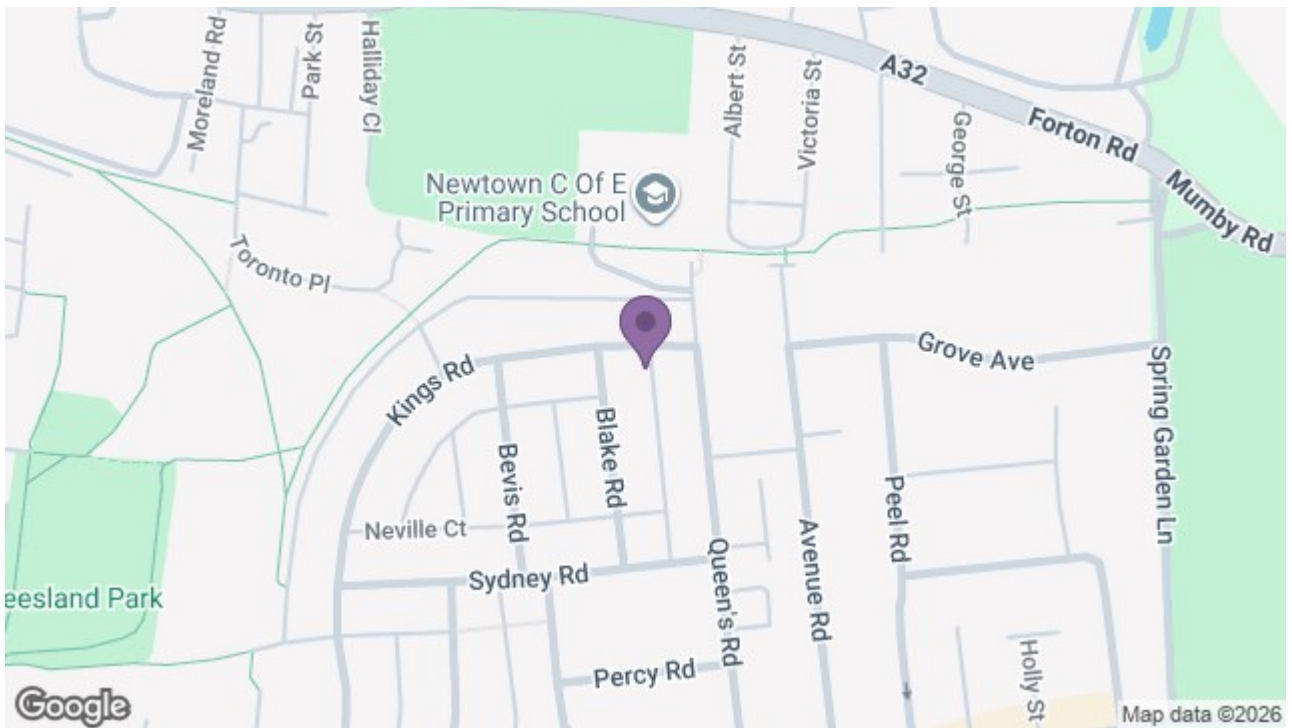
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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