



TO  
LET

£850 Per Calendar Month

Garland Court, Forton Road, Gosport PO12  
4TR

bernards  
THE ESTATE AGENTS



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## HIGHLIGHTS

- AVAILABLE NOW
- NO DEPOSIT OPTION AVAILABLE
- OFF ROAD PARKING
- LIFT ACCESS
- PETS CONSIDERED
- DOUBLE BEDROOM
- WHITE GOODS INCLUDED
- COUNCIL TAX BAND A
- CLOSE TO GOSPORT TOWN CENTRE
- EPC RATING D

Spacious One-Bedroom Flat with Lift Access and Off-Road Parking Available Now!

This modern one-bedroom flat is located on the sixth floor with lift access, offering convenience and easy access. The property has been recently redecorated throughout and features an open-plan kitchen and living area, complete with white goods included, along with ample storage throughout.

Ideally situated close to Gosport

town centre and local shops, it's perfect for those who want everything on their doorstep. Residents also benefit from off-road parking.

Available immediately, the property comes with a no deposit option and pets are considered, making it a fantastic choice for a wide range of tenants.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://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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