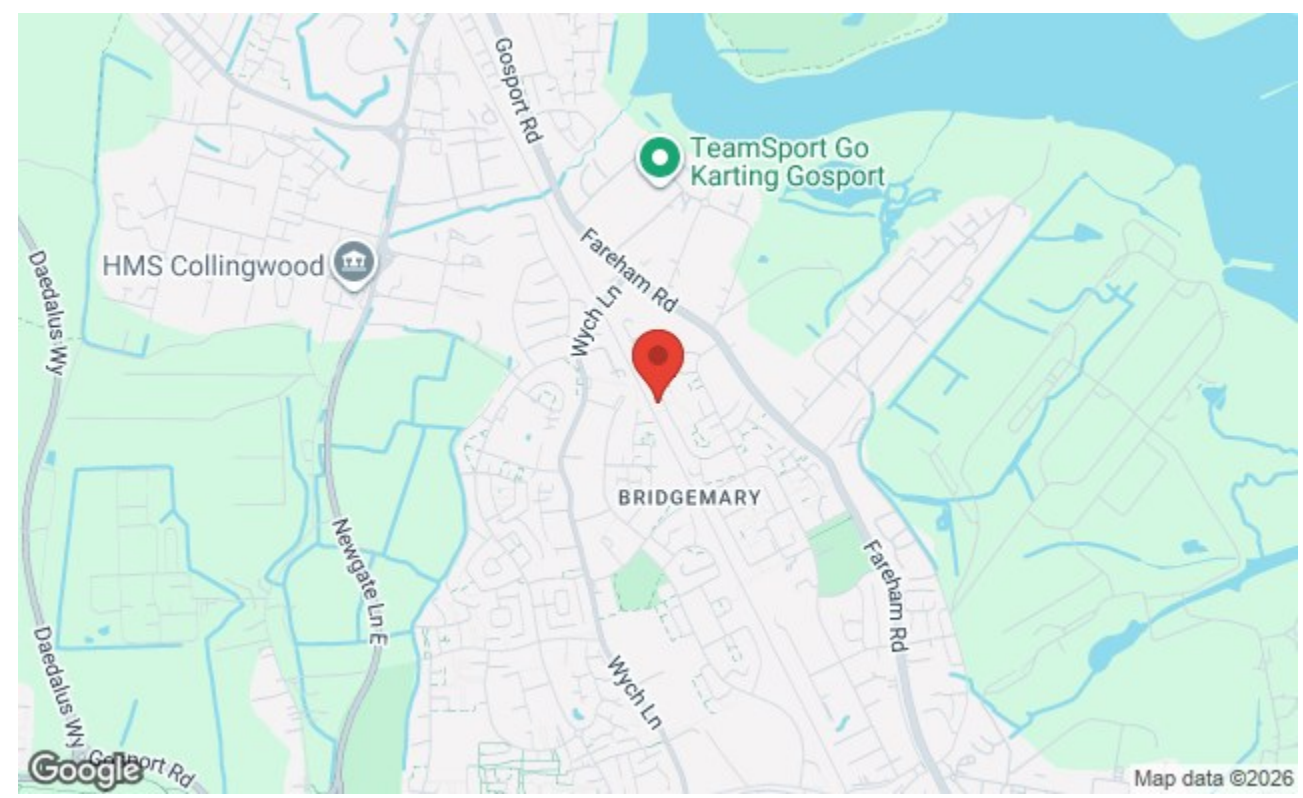


TO LET

£825 Per Calendar Month

Northway, Gosport PO13 0XE



1 bed 1 bath 1 living

HIGHLIGHTS

- AVAILABLE NOW
- RECENTLY REDECORATED THROUGHOUT
- COMMUNAL GARDENS
- CLOSE TO SHOPS AND OTHER LOCAL AMENITIES
- COUNCIL BAND A
- DOUBLE BEDROOM
- EASY ACCESS IN AND OUT OF GOSPORT
- NEW CARPETS THROUGHOUT
- AMPLE STORAGE
- MUST VIEW

Bernards are pleased to offer this one-bedroom ground floor flat, situated in Northway, Gosport.

The property is available for immediate occupancy and would make an ideal home for a single professional or couple.

Inside, there is a good-sized reception room with space for both living and dining. The flat also includes a double bedroom and a practical bathroom that meets everyday needs.

The property benefits from useful storage space throughout and has been recently updated with new

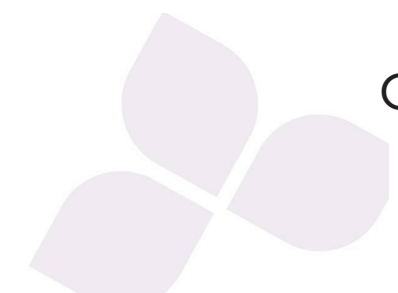
carpets. Residents also have access to communal gardens, and there is ample on-street parking nearby.

Located close to local shops and amenities, the flat also offers easy access to the motorway, making travel to nearby areas straightforward.

This property falls under Council Tax Band A, keeping running costs affordable.

Contact us today to arrange a viewing.

Call today to arrange a viewing
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	64
(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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