

£925 Per Month

Greenlea Grove, Gosport PO12 3BS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ PRIVATE COURTYARD
- ❖ REAR GARDEN
- ❖ FIRST FLOOR
- ❖ WHITE GOODS - GOOD WILL
- ❖ LOUNGE WITH FIREPLACE
- ❖ COUNCIL TAX BAND A
- ❖ SHOWER ROOM
- ❖ GAS CENTRAL HEATING
- ❖ SEPARATE KITCHEN

Available Now – Well Presented
Two Bedroom First Floor Flat with
Private Outdoor Space

Situated in a convenient and well-connected location, this two bedroom first floor flat is available immediately and offers a comfortable and practical living space throughout. The property comprises a bright lounge with feature fireplace, a separate kitchen complete with white goods,

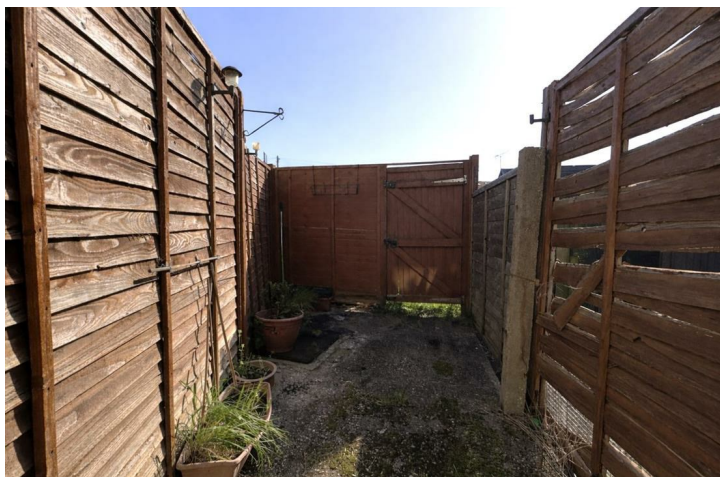
two bedrooms and a modern shower room.

A particular benefit of this home is the private rear courtyard and garden, providing valuable outdoor space rarely found with flats. Further advantages include on-street parking, Council Tax Band A and an EPC rating of C.

Ideal for professionals or a couple seeking a well-located home ready for immediate occupation.

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





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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, 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

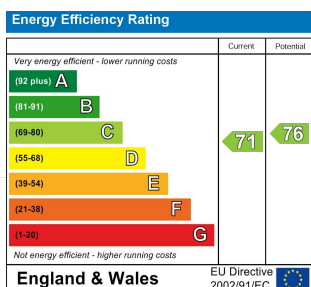
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

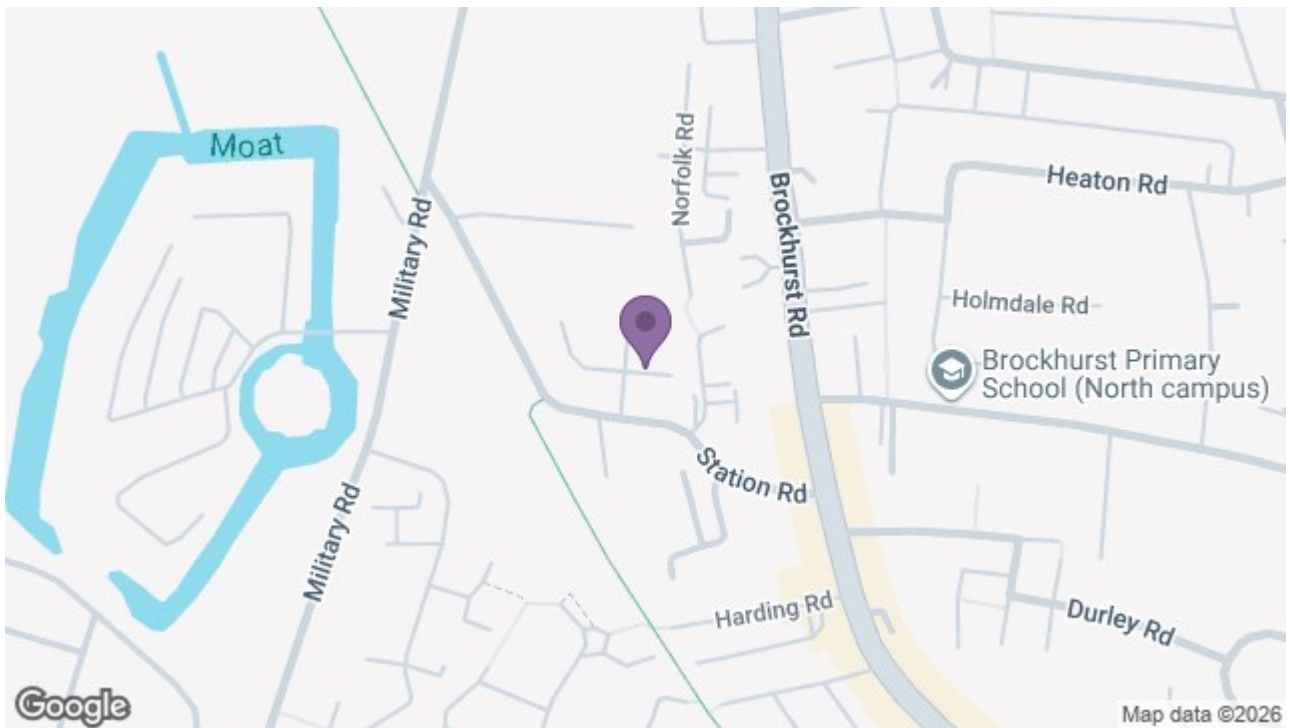
Council Tax

This property is under Gosport Borough Council and is band A

Energy Performance Rating

This property has an Energy Performance Certificate with a rating of C





97 High Street, Gosport, PO12 1DS
t: 02392 004660

