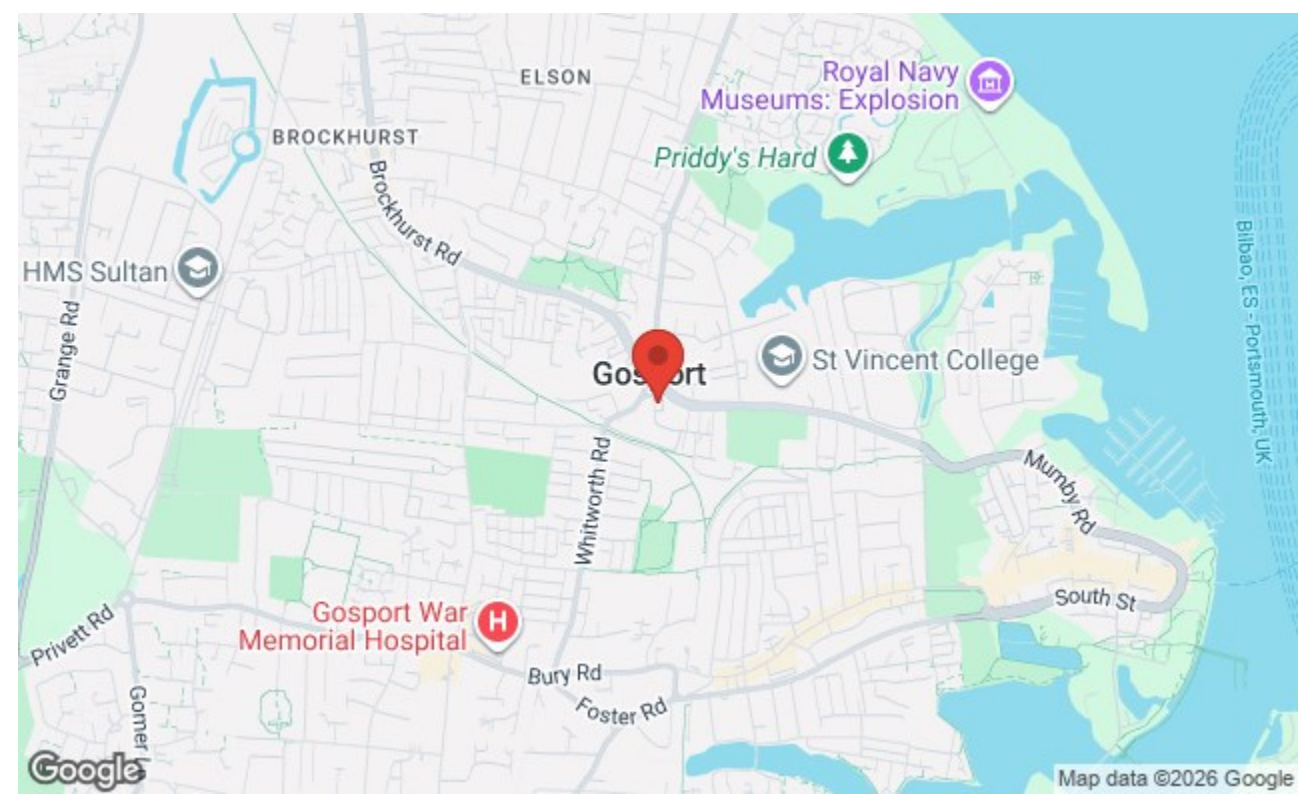


TO LET

£800 Per Month

Whiteacres Close, Gosport PO12 4XD



1 bed 1 bath 1 lounge

HIGHLIGHTS

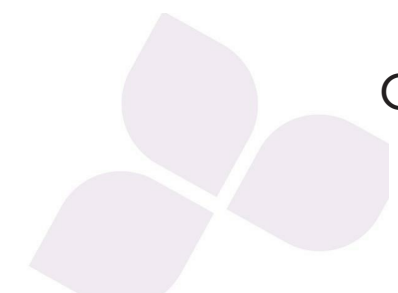
- GROUND FLOOR FLAT
- AVAILABLE NOW
- 1 BEDROOM
- REDECORATED THROUGHOUT
- NEW CARPET
- OFF ROAD PARKING
- CLOSE TO GOSPORT TOWN CENTRE
- COUNCIL TAX BAND A
- CLOSE TO TRANSPORT LINKS
- IDEAL FOR SINGLE PROFESSIONAL OR COUPLE

Available Now – This well-presented one-bedroom ground floor flat is situated in Whiteacres Close and offers convenient access to Gosport Town Centre, excellent transport links and a wide range of local amenities.

Recently redecorated throughout, the property benefits from a new carpet in the bedroom and offers well-proportioned accommodation comprising a spacious lounge, separate kitchen, double bedroom and a bathroom fitted with a bath and

electric shower. Additional storage space is also available.

Further benefits include parking availability and a convenient ground floor position. Ideally suited to a single occupant or a couple, this property is available immediately and early viewing is highly recommended. Council Tax Band A.



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			
(81-91) B			
(69-80) C			
(55-68) D		66	69
(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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