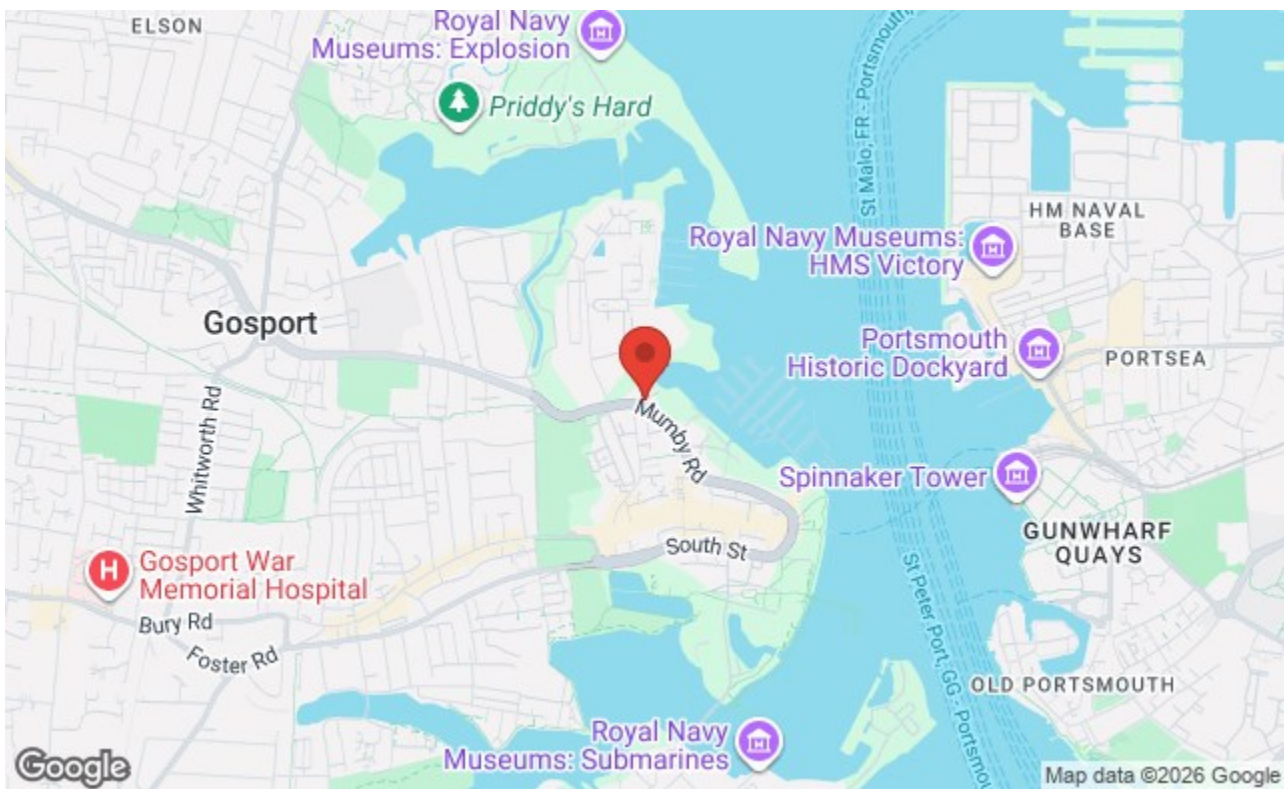
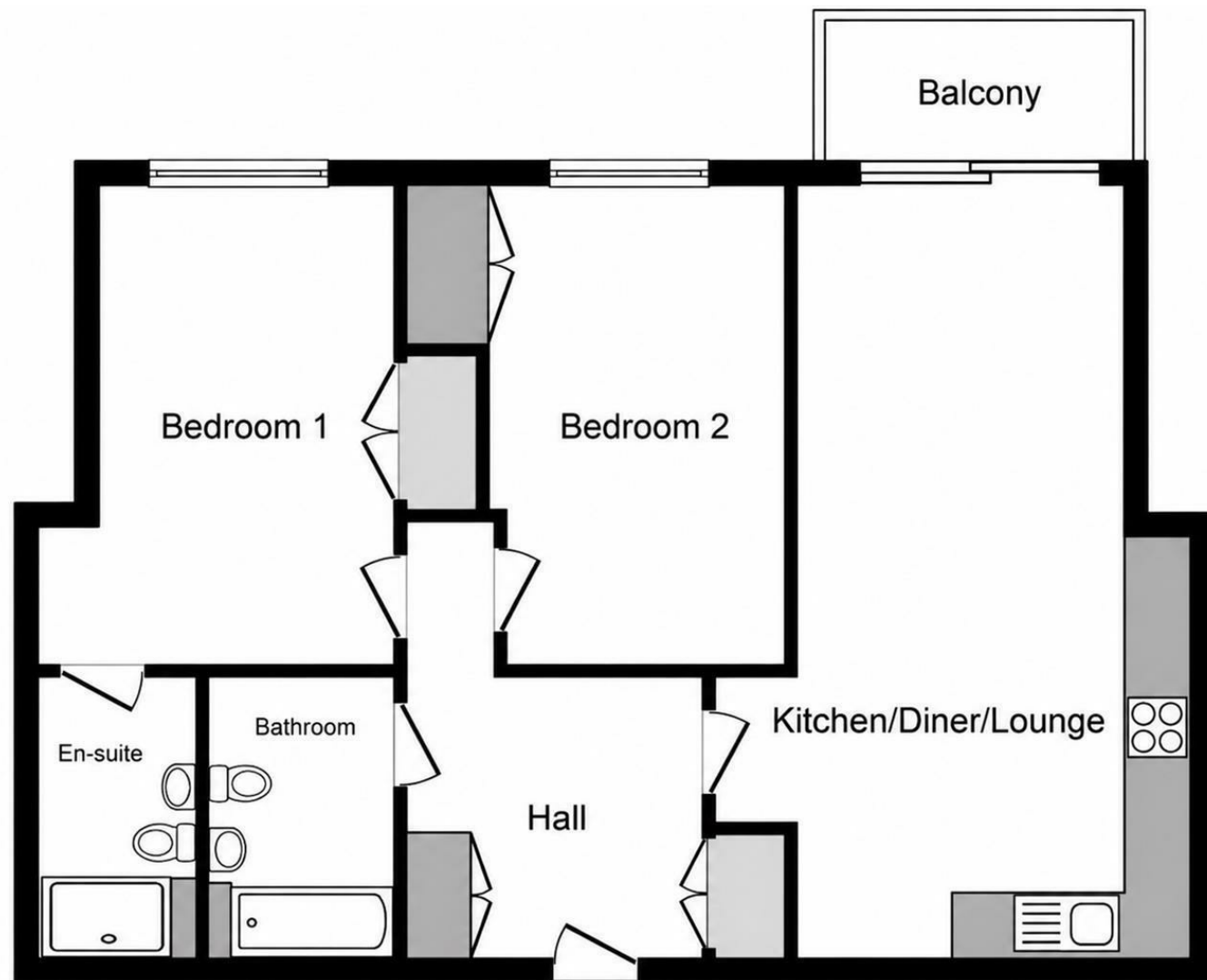




£1,350 Per Calendar Month

Rope Quays, Gosport PO12 1EN

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ AVAILABLE OCTOBER
- ❖ TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- ❖ LIFT ACCESS
- ❖ ALLOCATED PARKING
- ❖ BALCONY WITH STUNNING VIEWS
- ❖ OPEN-PLANNED KITCHEN/LOUNGE
- ❖ REDECORATED
- ❖ MAIN BATHROOM
- ❖ EN-SUITE SHOWER ROOM
- ❖ INTEGRATED APPLIANCES

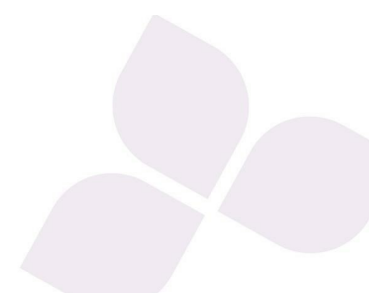
A well-presented two-bedroom fourth-floor apartment situated within the popular Rope Quays development at Sanderling Lodge, enjoying an attractive private balcony with impressive harbour and marina views, available for occupancy in October and benefitting from allocated parking and lift access.

The accommodation centres around a spacious open-plan kitchen, dining and living area, creating a bright and versatile space for both everyday living and entertaining. The fitted kitchen offers a good range of contemporary units with integrated appliances, while the living area provides direct access onto the balcony – an ideal spot to sit

and enjoy the outlook across the harbour.

The main bedroom benefits from fitted wardrobes and its own en-suite shower room, while the second bedroom also features fitted wardrobes, making it equally suitable as a guest bedroom, home office or permanent second bedroom. A separate main bathroom serves the remainder of the apartment.

Located within the established Rope Quays development, the apartment combines modern waterside living with an elevated fourth-floor position and excellent harbour views.



Call today to arrange a viewing
02392 553 636
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

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 e.g. 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		85
(81-91) B		
(69-80) C	75	
(55-68) D		
(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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