

£1,200 Per Calendar Month

Henry Player Avenue, Gosport PO12
1GA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Available From May 8th
- Allocated Parking & Allocated Visitor Parking
- Bike Store & Bin Store
- Two Double Bedrooms
- Lower Ground Floor with Private Entrance
- Bathroom With Bath & Overhead Shower
- Modern Fitted Kitchen With Integrated Appliances
- Semi-Private Outdoor Space
- Sought After Location
- High Ceilings & Windows For Natural Light

NO DEPOSIT OPTION Available to rent from May is this well-presented two-bedroom lower ground floor apartment, ideally situated within the highly sought-after Royal Clarence Yard development in Gosport.

Accessed via its own private entrance, the property offers a great sense of privacy and practicality, making it an ideal home for professionals or couples alike.

Internally, the apartment comprises two generous double bedrooms, a well-proportioned lounge, separate kitchen, and a modern bathroom. There is also useful built-in storage within the hallway, ensuring the space is both functional and well organised.

A particular highlight of the property is the semi-private outdoor space, providing a perfect spot to enjoy some fresh air or a morning coffee.

Further benefits include one allocated parking space, an additional visitor parking space, as well as access to a secure bike store and bin store.

Royal Clarence Yard remains one of Gosport's most desirable waterfront developments, offering a unique blend of historic character and modern living, all within easy reach of local amenities, waterfront walks and transport links.

Call today to arrange a viewing

02392 553 636

www.bernardsea.co.uk





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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.

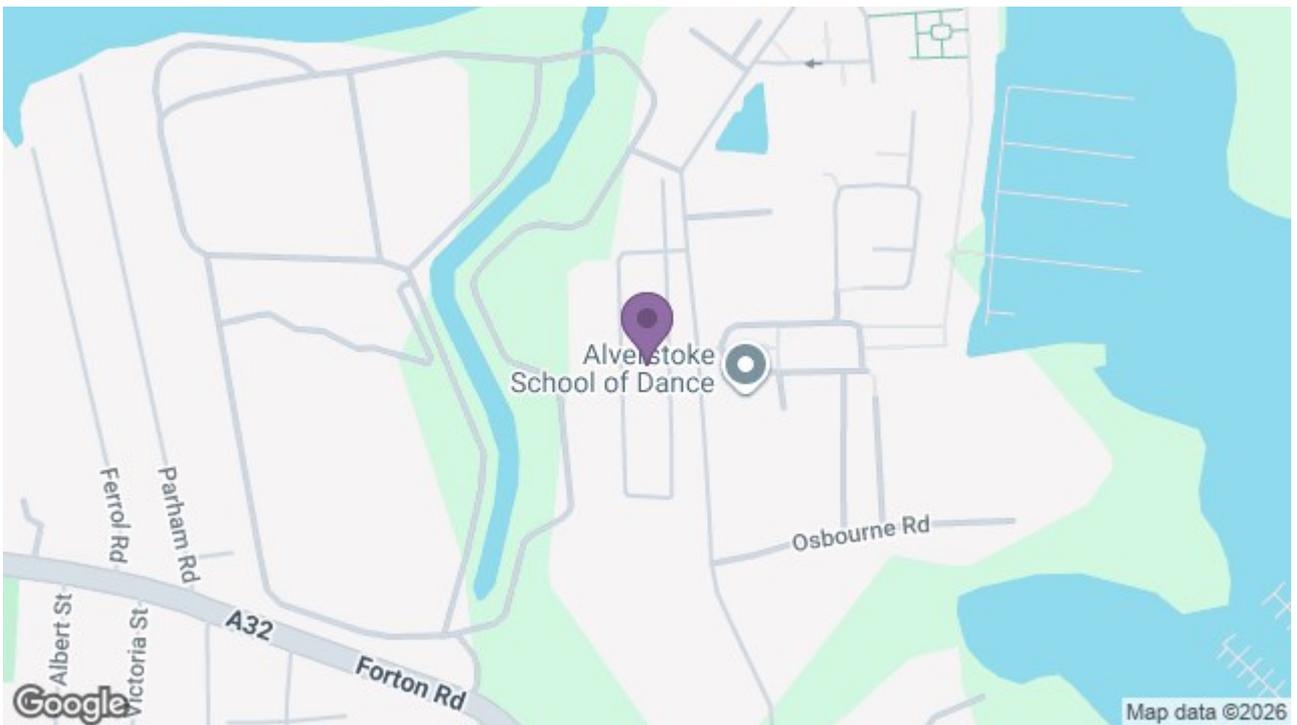
Flatfair Deposit Disclaimer

This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of 28% of the rent plus VAT to become a member of flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk. The landlord reserves the right to withdraw this offer at any point before the tenancy commences.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(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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