

£1,700 Per Calendar Month

Lennox Close, Gosport PO12 2UJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE AUGUST
- ◆ DOWNSTAIRS W.C
- ◆ THREE RECEPTION ROOMS
- ◆ FITTED KITCHEN
- ◆ LOW MAINTENANCE REAR GARDEN
- ◆ GARAGE
- ◆ PARKING FOR MULTIPLE CARS
- ◆ THREE BEDROOMS
- ◆ UPSTAIRS BATHROOM
- ◆ SOUGHT AFTER LOCATION

Unexpectedly Re-available Bernards are delighted to offer this spacious three-bedroom semi-detached family home, situated in the highly sought-after area of Alverstoke and available to rent from August.

Offering generous living accommodation throughout, the property boasts three versatile reception rooms, providing ample space for living, dining, working from home or play areas. The kitchen is well-positioned to serve the ground floor accommodation and is complemented by a convenient downstairs W.C.

Upstairs, the property offers three well-proportioned bedrooms alongside a family bathroom.

Externally, the home continues to impress with off-road parking for up to four vehicles, a garage providing additional storage or parking, and a low-maintenance rear garden ideal for enjoying the warmer months without the upkeep.

Located within easy reach of local schools, amenities, waterfront walks and transport links, this property would make an excellent home for families and professionals alike.

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;

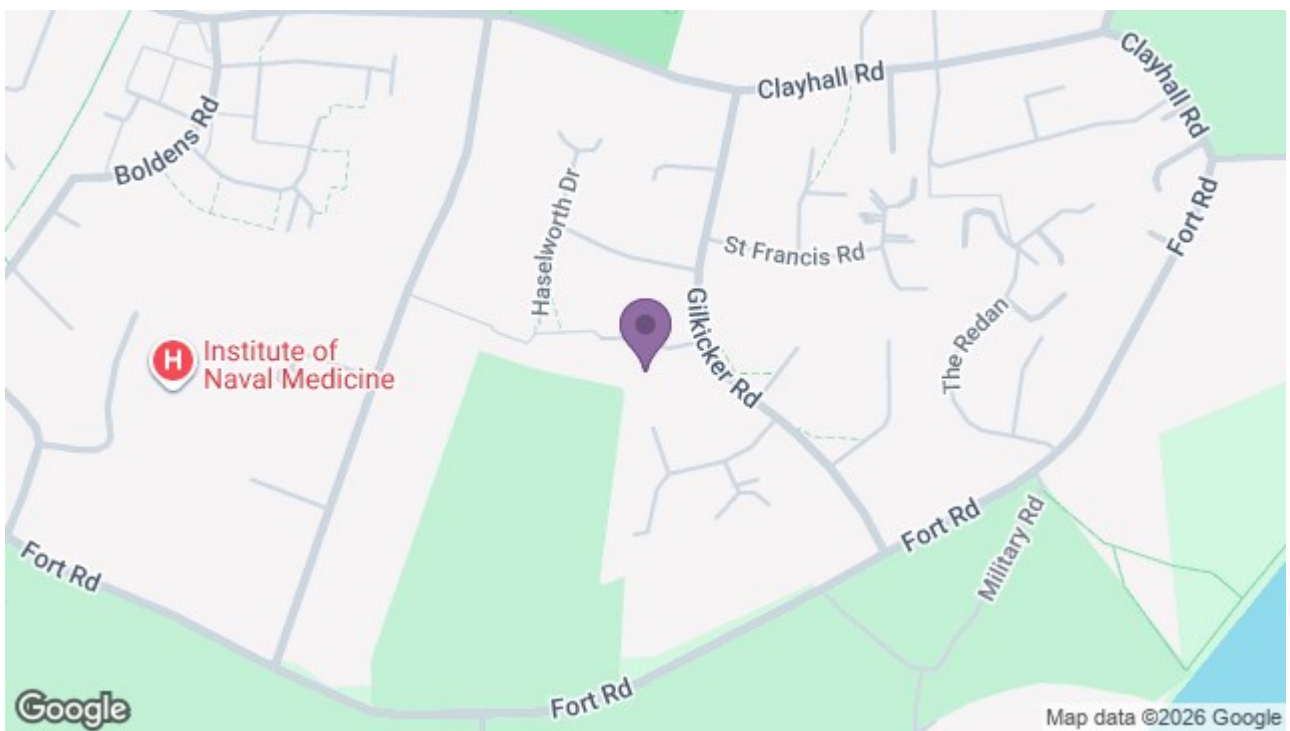
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		86
(39-54)	E	66	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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