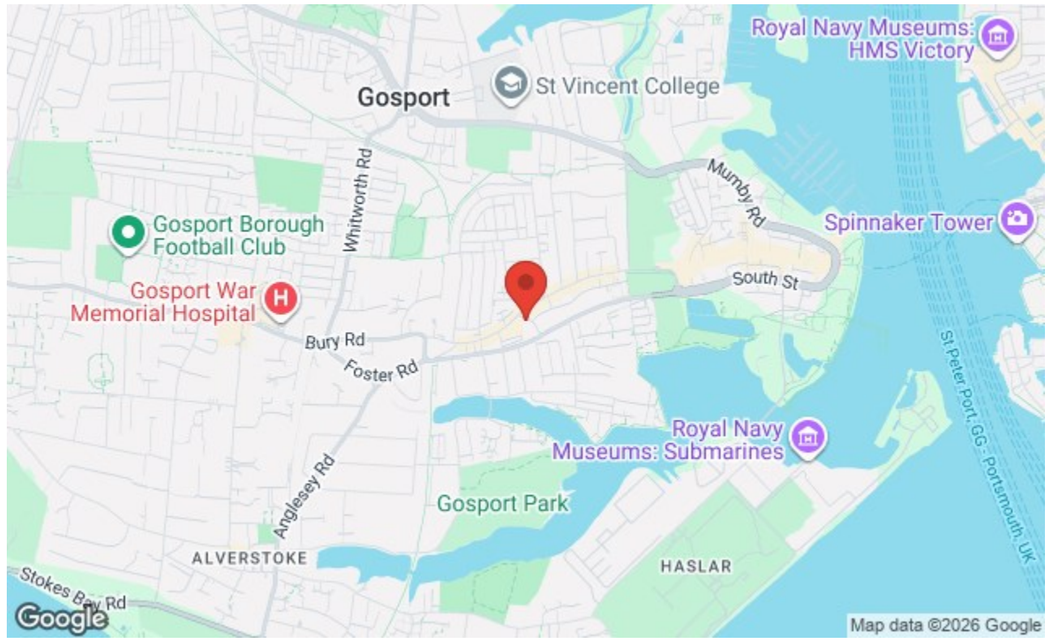
TO LET

£900 Per Month

Shaftesbury Road, Gosport PO12 1RX

bernards
THE ESTATE AGENTS





1 1 1

HIGHLIGHTS

- 1 BEDROOM FLAT
- AVAILABLE JANUARY
- OPEN PLAN LIVING
- PRIVATE ENTRANCE
- GAS CENTRAL HEATING
- DOUBLE BEDROOM
- WITHIN WALKING DISTANCE TO STOKE ROAD SHOPS
- COMMUNAL GARDEN
- CLOSE TO PUBLIC TRANSPORT LINKS
- COUNCIL TAX BAND A

One Bedroom Flat - Available January

A charming and well-presented one-bedroom flat, ideally situated in a convenient location close to the popular Stokes Road shops and local amenities, with excellent public transport links and Gosport town centre just a short distance away.

The property benefits from its own private entrance, offering a little extra privacy, and features a modern fitted kitchen opening into a bright and welcoming open-plan living area. There is a spacious double bedroom and a contemporary bathroom fitted with a shower over the bath.

Further benefits include gas central heating and access to a communal garden, providing a lovely outdoor space to enjoy.

An ideal property for anyone looking for comfortable living with local amenities close at hand.

Council Tax Band A. Available January.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

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.



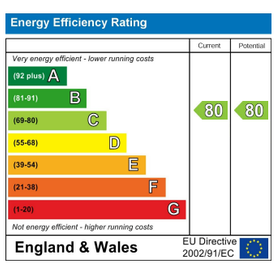












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