TO LET

£700 Per Month

Anns Hill Road, Gosport PO12 3JY

bernards
THE ESTATE AGENTS





1 1 1

HIGHLIGHTS

- DOUBLE BEDROOM
- ENSUITE SHOWERROOM
- FULLY FURNISHED
- ALL BILLS INCLUDED
- DRIVEWAY PARKING
- REFURBISHED THROUGHOUT
- NO DEPOSIT OPTION AVAILABLE
- HIGH SPEED WIFI
- ACCESS TO COMMUNAL AREAS
- TRANSPORT LINKS NEARBY

Beautiful Double Room with Ensuite Available NOW - All Bills Included & With No Deposit

A spacious and beautifully presented double bedroom is available to rent now in a recently refurbished property on Anns Hill, Gosport. The room comes fully furnished and finished to a high standard throughout, offering a comfortable and stylish living space.

Residents benefit from high-speed Wi-Fi, off-road parking, and all bills included for complete convenience. The property is ideally located close to local shops, bus routes, and other amenities, making it perfect for a professional looking for a modern, hassle-free home.

Available NOW — early viewing is highly recommended.

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.

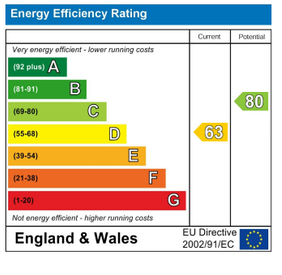
TENANT FEES 2019

Tenant Fees Act 2019

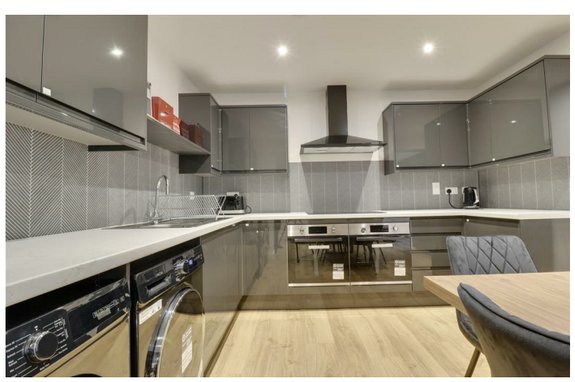
As well as paying the rent, you may also be required to make the following permitted payments.

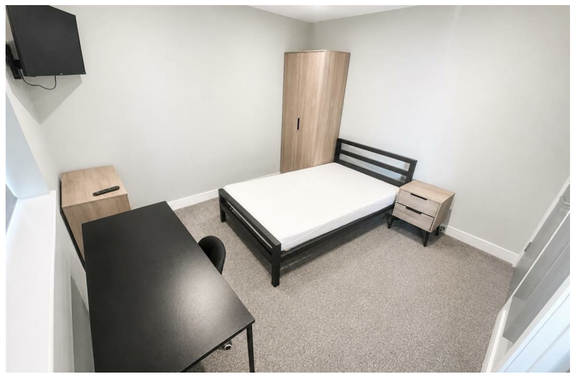
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

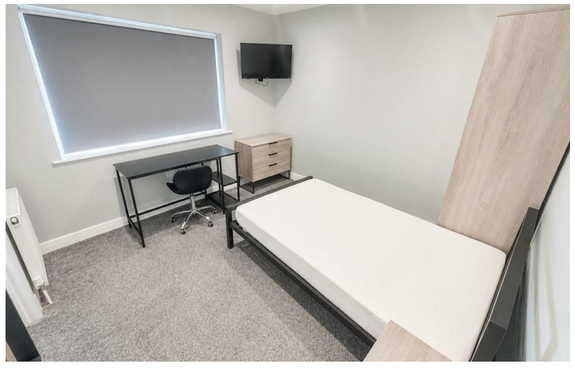
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.



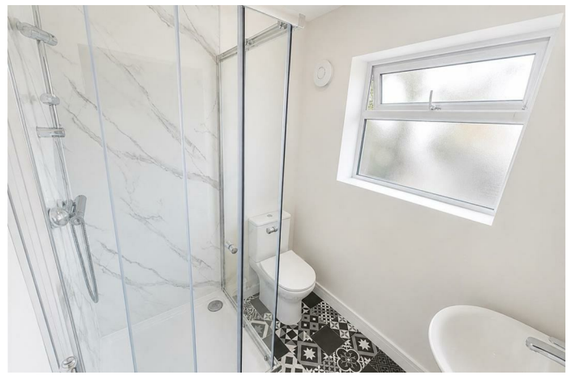












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