

£850 Per Month

King Street, Gosport PO12 1AN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ GROUND FLOOR STUDIO APARTMENT
- ◆ COUNCIL TAX BAND A
- ◆ AVAILABLE OCTOBER
- ◆ GAS CENTRAL HEATING
- ◆ ALLOCATED PARKING
- ◆ WITHIN WALKING DISTANCE TO GOSPORT TOWN
- ◆ DOUBLE GLAZING
- ◆ EPC RATING D
- ◆ COMMUNAL GARDEN
- TRANSPORT LINKS CLOSE BY

Bernards are delighted to offer this well-presented ground floor studio apartment situated within the popular St Matthews Court development. Ideally located within walking distance of Gosport town centre, the property is perfectly positioned for access to a wide range of local amenities, transport links and the Gosport Ferry, providing convenient access across to Portsmouth.

The accommodation comprises a well-proportioned studio living space with a fitted kitchen area incorporating an

integrated oven and hob, along with a shower room. The property further benefits from allocated parking, adding to the convenience of this well-located apartment.

Available from October and offered unfurnished, this property would be ideally suited to a single professional or couple looking for convenient and affordable accommodation close to the town centre. The property is rated EPC D and falls within Council Tax Band A. An early viewing is highly recommended.

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

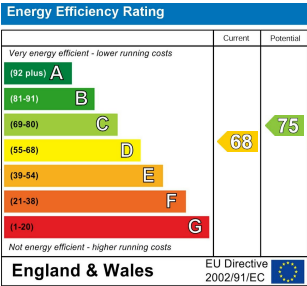
As well as paying the rent, you may also be required to make the following permitted payments.

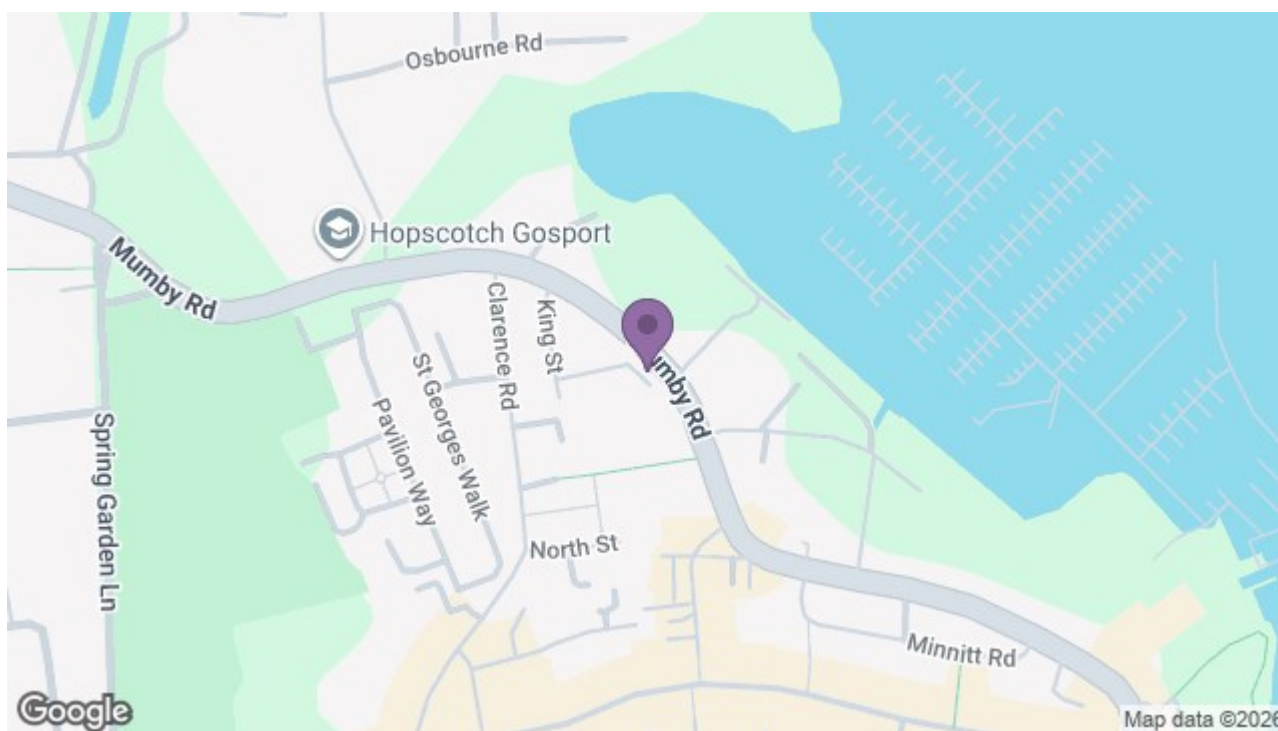
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.





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