

£1,000 Per Calendar Month

The Lane, Gosport PO12 2DE



## HIGHLIGHTS

- ❖ AVAILABLE FEBRUARY
- ❖ ONE DOUBLE BEDROOM
- ❖ MAISONETTE
- ❖ GARAGE IN BLOCK
- ❖ NEW CARPETS TO BE FITTED
- ❖ TWO BALCONIES
- ❖ FIRST FLOOR BATHROOM
- ❖ GROUND FLOOR KITCHEN
- ❖ SOUGHT AFTER LOCATION
- ❖ CALL TO VIEW

\*New Carpets To Be Fitted\* Available February - Situated in the highly sought-after area of Alverstoke, this well-presented one bedroom maisonette offers spacious and well-arranged accommodation in a quiet residential location.

The property benefits from its own private entrance, leading to a modern fitted kitchen on the ground floor with ample storage and worktop space. Upstairs, the first floor comprises a bright and generously sized

lounge/diner, featuring two balconies that allow plenty of natural light and provide pleasant outdoor space. Also on this level is a well-appointed bathroom and a comfortable double bedroom.

Further benefits include a garage located in a nearby block, ideal for secure parking or additional storage.

Conveniently located close to local amenities, transport links, and the seafront, this property is ideal for a single professional or couple seeking a well-located home in Alverstoke.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# 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.

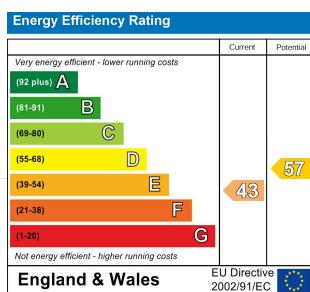
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

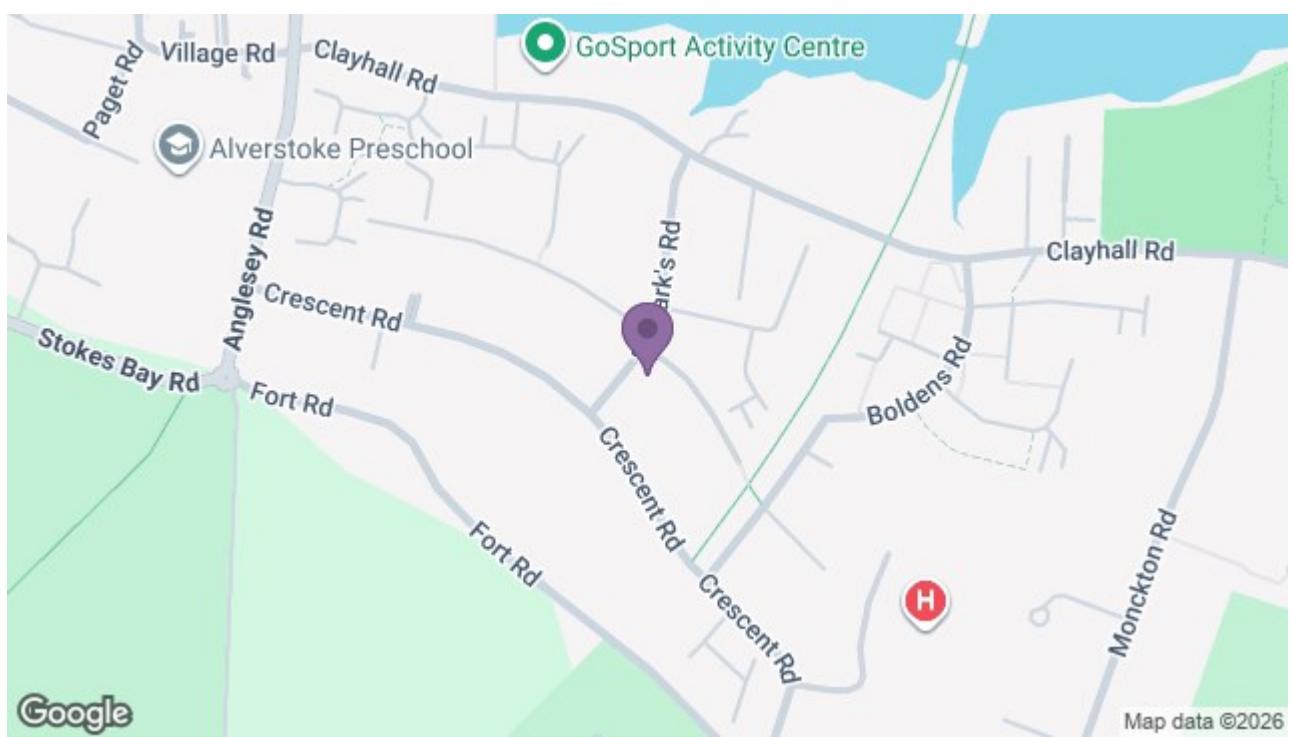
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any reasonable costs);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





118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636

