

£950 Per Month

Salt Meat Lane, Gosport PO12 1GF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOVEMBER
- ❖ 1 BEDROOM APARTMENT
- ❖ MODERN THROUGHOUT
- ❖ ALLOCATED PARKING
- ❖ OPEN PLAN LIVING
- ❖ WATERSIDE LOCATION
- ❖ CLOSE TO GOSPORT TOWN CENTRE
- ❖ COUNCIL TAX BAND C
- ❖ BALCONY
- EPC C

****A Stylish Waterside Apartment at Royal Clarence Marina – Available November****

Located within the sought-after Royal Clarence Marina, this attractive one-bedroom first-floor apartment offers contemporary living in a fantastic waterside setting, just a short distance from Gosport town centre and its range of shops, cafés, restaurants and local amenities.

The apartment is modern throughout and features a bright and spacious open-plan living area, combining the lounge and kitchen to create a welcoming space ideal for relaxing or entertaining. The kitchen is finished in a contemporary style, while the living area benefits from access to a private balcony, providing the perfect spot to enjoy some fresh air.

The generous double bedroom offers fitted wardrobes for convenient storage, along with a Juliet balcony which allows plenty of natural light to flow into the room. Completing the accommodation is a modern bathroom fitted with a bath and overhead shower.

Further benefits include allocated parking and a desirable marina-side location, making this an excellent opportunity for anyone looking to enjoy modern apartment living close to the waterfront and the convenience of the town centre.

****Available November.****

****EPC Rating: C | Council Tax Band: C****

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





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PROPERTY INFORMATION

RIGHT TO RENT

Tenant Fees Act 2019

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

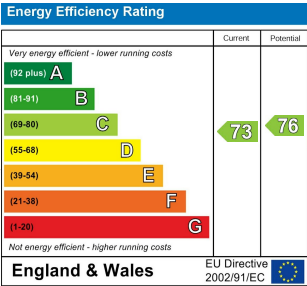
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

TENANT FEES

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.

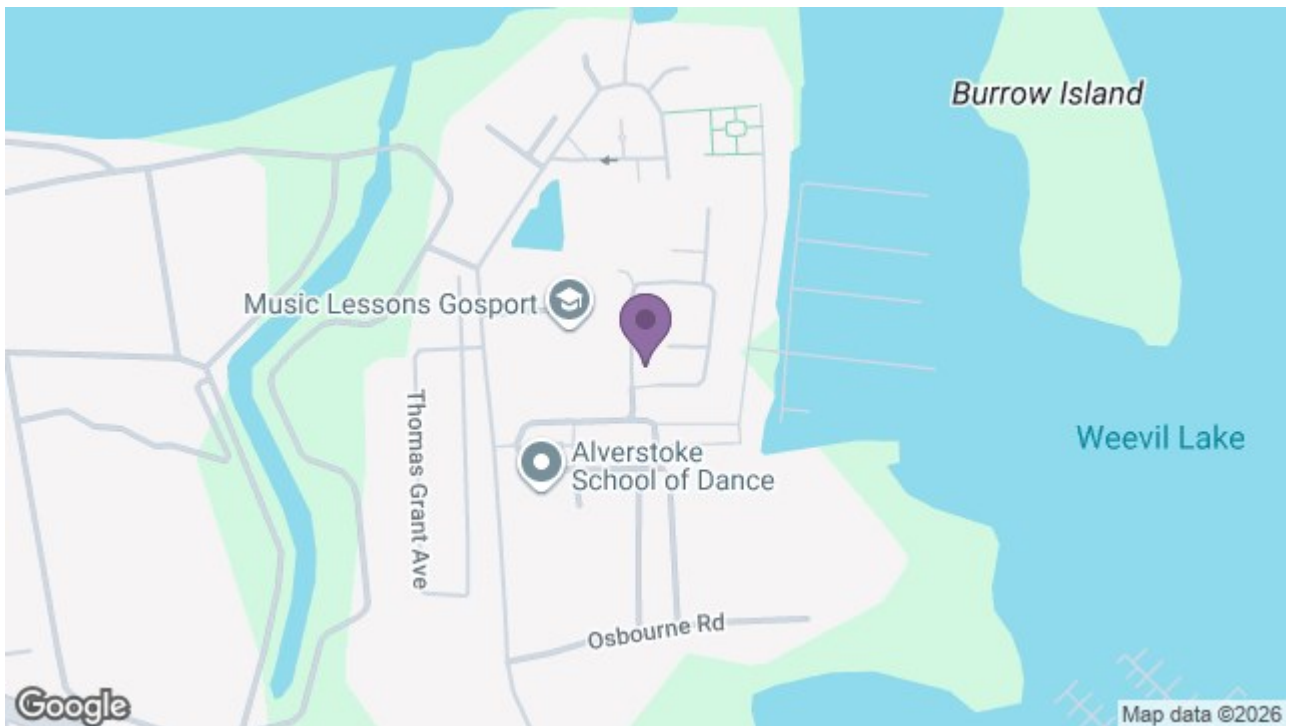


Ground Floor
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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