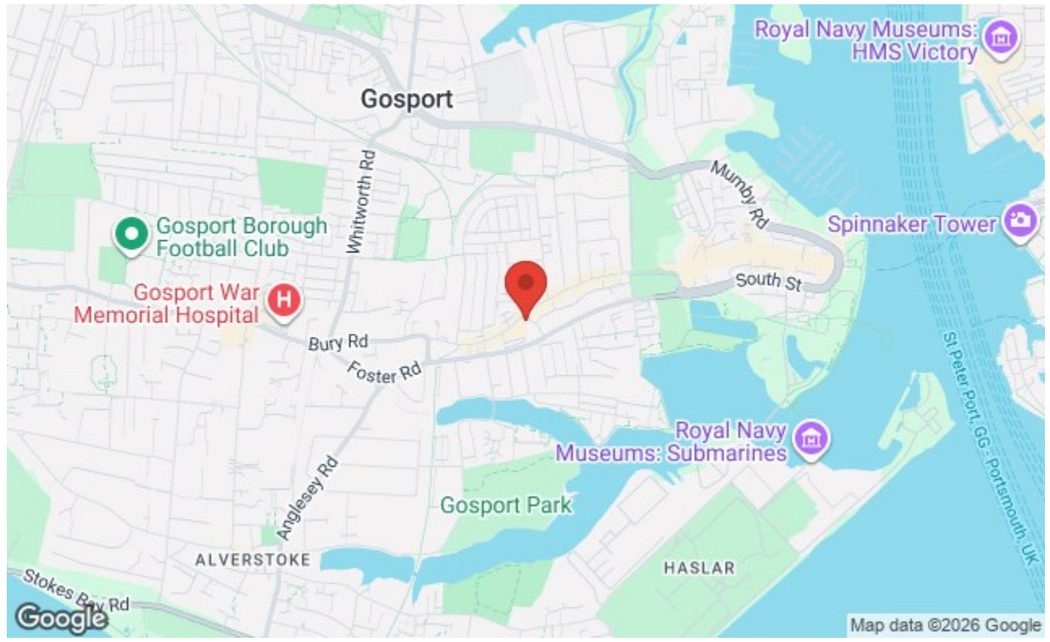
TO LET

£1,150 Per Month

Shaftesbury Road, Gosport PO12 1RX

bernards
THE ESTATE AGENTS





2 1 1

HIGHLIGHTS

- AVAILABLE NOW
- 2 BEDROOM GROUND FLOOR FLAT
- WITHIN WALKING DISTANCE TO GOSPORT TOWN CENTRE
- MODERN FINISH THROUGHOUT
- OPEN PLAN LIVING
- DIRECT ACCESS TO SHARED GARDEN
- GAS CENTRAL HEATING
- OFF ROAD ALLOCATED PARKING
- COUNCIL TAX BAND A
- TRANSPORT LINKS CLOSE BY

Available Now – Modern Two Bedroom Ground Floor Flat

Situated just off Stoke Road and within walking distance of Gosport Town Centre, this modern two-bedroom ground floor flat is ideally located for easy access to a range of local shops, amenities and transport links.

The property benefits from its own private entrance and a modern finish throughout. The accommodation comprises a spacious open-plan kitchen and living area, providing a bright and sociable space to relax and entertain, along with two well-proportioned double bedrooms.

A particular benefit of this property is the direct access to a shared garden, offering a lovely outdoor space to enjoy. Further benefits include gas central heating and off-road parking.

With its convenient location, modern interior and practical layout, this property would make an ideal home for a couple or small household looking to be close to the town centre.

Available Now!

Council Tax Band A.

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

PROPERTY INFORMATION

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.

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.

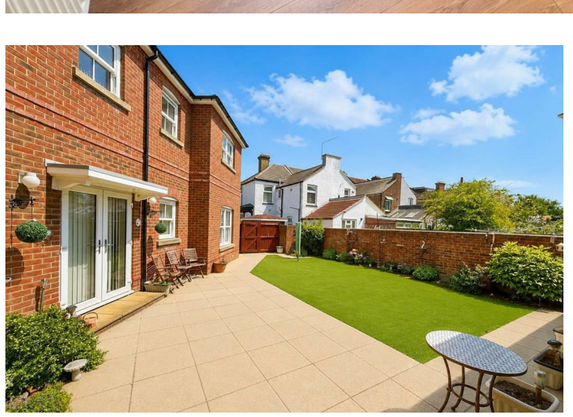








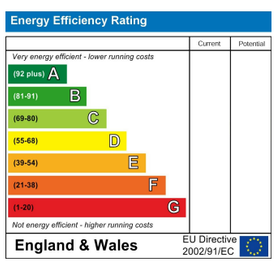












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