

£1,200 Per Month

Hayling Close, Gosport PO12 4LY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ TOP FLOOR FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ ENSUITE TO MASTER
- ❖ SPACIOUS LOUNGE
- ❖ HARBOUR GLIMPSES
- ❖ ALLOCATED PARKING
- ❖ ADDITIONAL VISITOR PARKING
- ❖ LOFT ACCESS
- ❖ NEUTRAL DECOR

TOP FLOOR APARTMENT | CAR PORT
| LOFT ACCESS FOR STORAGE |
HARBOUR GLIMPSES

Bernards Estate Agents are delighted to present this modern, purpose-built top floor apartment, ideally located just a stone's throw from the Hardway waterfront.

The property benefits from double glazing, electric heating, loft access and a secure intercom entry system. Inside, the accommodation offers a

spacious fitted kitchen and a bright lounge/diner with access to a private balcony, enjoying glimpses towards the harbour.

There are two well-proportioned double bedrooms, including a master bedroom with ensuite, along with a separate family bathroom.

Externally, the property benefits from a CAR PORT PROVIDING ALLOCATED PARKING, together with additional visitor parking bays.

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





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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.

ENTRANCE HALL

KITCHEN

11'2 x 8'0 (3.40m x 2.44m)

LIVING ROOM

19'8 x 12'4 (5.99m x 3.76m)

BALCONY

BEDROOM ONE

13'1 x 11'5 (3.99m x 3.48m)

EN SUITE

6'0 x 5'7 (1.83m x 1.70m)

BEDROOM TWO

10'4 x 10'4 (3.15m x 3.15m)

BATHROOM

6'8 x 5'5 (2.03m x 1.65m)

OUTSIDE

ALLOCATED CARPORT PARKING

VISITOR BAYS



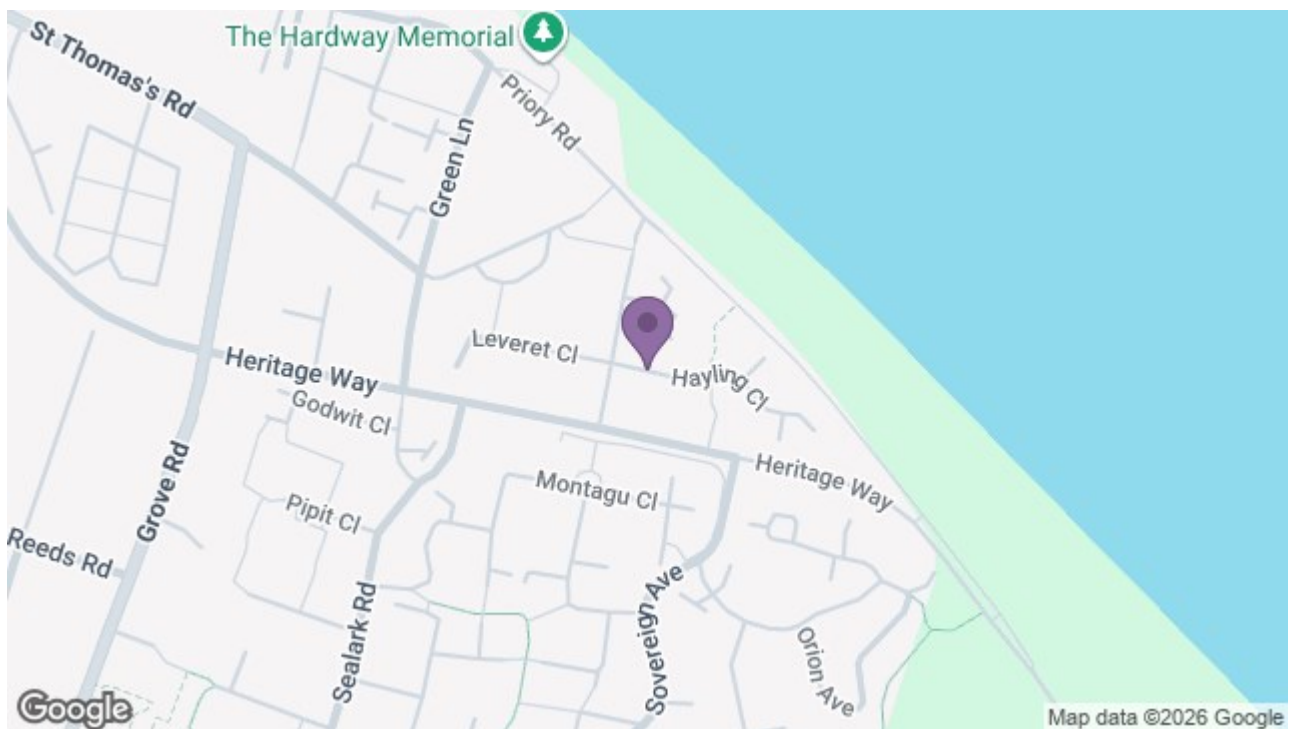
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	77
EU Directive 2002/91/EC		





Total floor area 66.5 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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