



£1,100 Per Month

Five Post Lane, Gosport PO12 4QJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM BUNGALOW
- ❖ AVAILABLE LATE AUGUST
- ❖ UNDERGOING REDECORATION THROUGHOUT
- ❖ LOW MAINTANENCE GARDEN
- ❖ GAS CENTRAL HEATING
- ❖ DOUBLE GLAZING
- ❖ OFF ROAD PARKING
- ❖ OVER 55'S LIVING
- ❖ CLOSE TO SHOPS & BUS ROUTES
- ❖ DOUBLE BEDROOM WITH FITTED WARDROBE

Available Late August | Over 55s Retirement Bungalow | Elson, Gosport

Bernards are pleased to offer this charming one-bedroom semi-detached retirement bungalow, available to let in the highly sought-after Elson area of Gosport. This property is exclusively available to applicants aged 55 and over, offering a peaceful and well-maintained living environment ideal for those looking to downsize or enjoy a more relaxed lifestyle.

The property is currently undergoing refurbishment, including redecoration, ensuring a fresh and modern feel ready for its new occupants.

Internally, the bungalow offers a well-fitted kitchen which opens into a spacious lounge/diner, creating a bright and welcoming living space. Patio doors from the lounge lead

directly out to the enclosed rear garden, allowing plenty of natural light and providing an easy connection to outdoor space. The double bedroom benefits from a fitted wardrobe, offering useful storage, and is situated close to the modern bathroom for added convenience.

The property also benefits from gas central heating via a combination boiler and double glazing throughout, ensuring comfort all year round. To the front, there is a driveway providing off-road parking, while the rear garden has been designed for low maintenance and includes rear pedestrian access for added practicality.

This delightful retirement bungalow will be available from late August, so early viewing is highly recommended. Please contact Bernards today to arrange a viewing or for further information!



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

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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