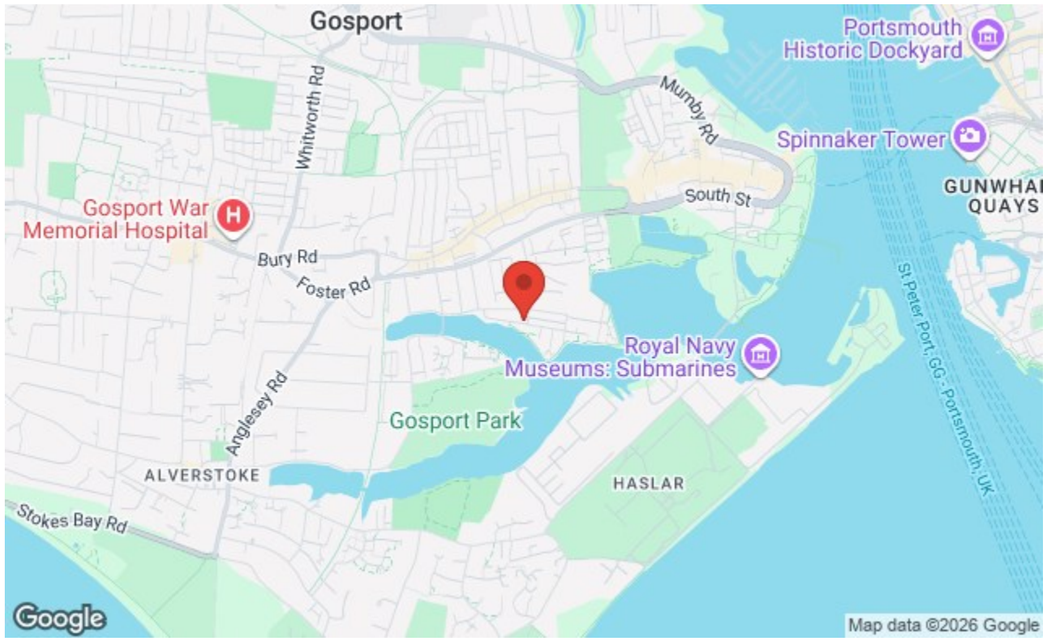




TO LET

£875 Per Month

Old Road, Gosport PO12 1FT

bernards
THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- AVAILABLE END OF OCTOBER
- ONE BEDROOM GROUND FLOOR FLAT
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- COUNCIL TAX BAND A
- MODERN THROUGHOUT
- OPEN PLAN LIVING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO TRANSPORT LINKS
- MUST VIEW

Bernards Estate Agents are delighted to offer for rent this one-bedroom ground floor flat, ideally situated in the heart of Gosport Town.

The property is conveniently located within walking distance of Stoke Road shops, Asda supermarket, local bus routes and Gosport Park. Internally, the flat benefits from double glazing and gas central heating throughout. Accommodation comprises a security entry phone system, entrance hall, bathroom, double bedroom and a modern open-plan kitchen/diner leading through to the living area.

Ideally located close to local amenities and transport links, this property would make an excellent home for a single professional or couple. Early viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
11'7 x 6'8 (3.53m x 2.03m)

LIVING ROOM
13'5 x 12'7 (4.09m x 3.84m)

BEDROOM
14'3 x 9'10 (4.34m x 3.00m)

BATHROOM

ON STREET PARKING

COUNCIL TAX BAND A

TENANT FEES
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.





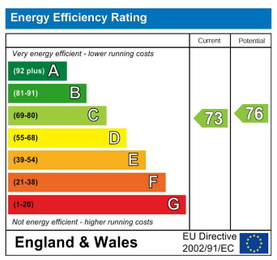












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