

£1,050 Per Month

Cornwell Close, Gosport PO13 9QN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM MAISONETTE
- ❖ MODERN FITTED KITCHEN
- ❖ 2 DOUBLE BEDROOMS
- ❖ 1 SINGLE BEDROOM
- ❖ BALCONY
- ❖ AVAILABLE NOW
- ❖ CLOSE TO BUS ROUTE AND OTHER TRANSPORT LINKS
- ❖ SPLIT LEVEL
- ❖ COUNCIL TAX BAND A
- AMPLE STORAGE THROUGHOUT

Three Bedroom Split-Level Maisonette in Cornwell Close AVAILABLE NOW!

Bernards are delighted to offer this two bedroom split-level maisonette in the popular Cornwell Close area, available now.

The property offers spacious and versatile accommodation, featuring an open-plan living area and a modern kitchen, creating a bright and contemporary space ideal for everyday living. There is also a separate study area, perfect for those working from home or requiring additional space.

Further benefits include two bedrooms, a private balcony and allocated parking. The property is conveniently located close to a superstore and local bus routes providing easy access in and around Gosport, with excellent transport links and straightforward access to the motorway network.

The property is available now and would make an ideal home for a professional couple, small family or those looking for well-connected accommodation. Council Tax Band A.

Call today to arrange a viewing

02392 553 636

www.bernardsea.co.uk





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PROPERTY INFORMATION

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.

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.

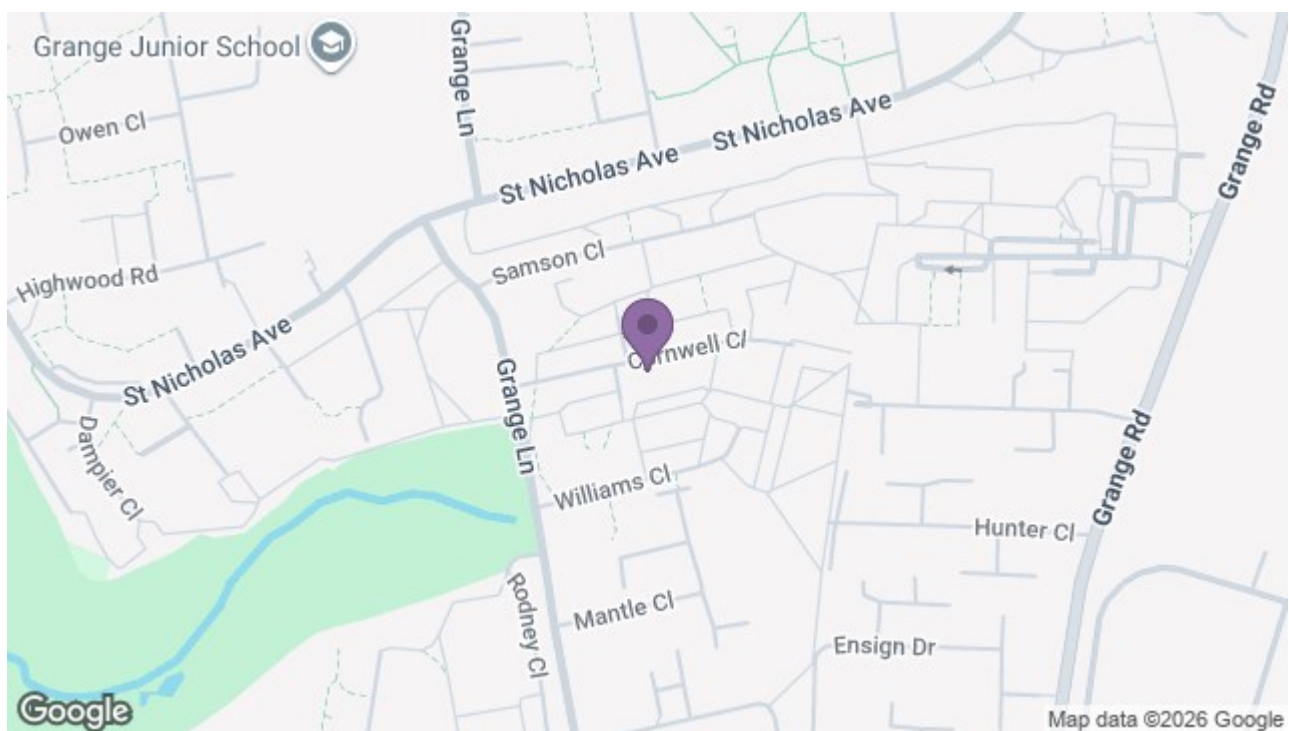
change of sharer (capped at £50 or, if higher, any reasonable costs);

- 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.



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		
	61	79
EU Directive 2002/91/EC		
England & Wales		





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