

£1,150 Per Month

Gale Moor Avenue, Gosport PO12
2TF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM 1ST FLOOR APARTMENT
- ❖ REDECORATED THROUGHOUT
- ❖ COUNCIL TAX BAND A
- ❖ WITHIN WALKING DISTANCE TO BAY HOUSE SCHOOL
- ❖ NEW HEATING
- ❖ BALCONY
- ❖ EPC RATING C
- ❖ CLOSE PROXIMITY TO STOKES BAY BEACH
- ❖ BUILD IN STORAGE
- AVAILABLE NOW

2 BEDROOM FIRST FLOOR APARTMENT AVAILABLE NOW

Situated in the desirable location of Gomer - Alverstoke this well-presented first-floor two-bedroom apartment is within walking distance of the popular Stokes Bay Beach and Bay House School.

The property has been redecorated throughout and benefits from new carpets and a newly installed

heating system, offering a fresh and comfortable living space. Internally, the accommodation comprises a fitted kitchen, separate lounge, two bedrooms and bathroom, with the added benefits of a private balcony, built-in storage and allocated parking.

The property is available immediately and falls within 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

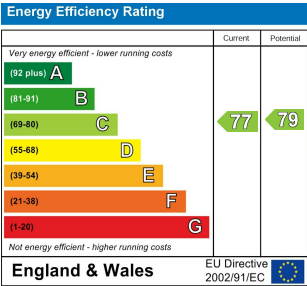
As well as paying the rent, you may also be required to make the following permitted payments.

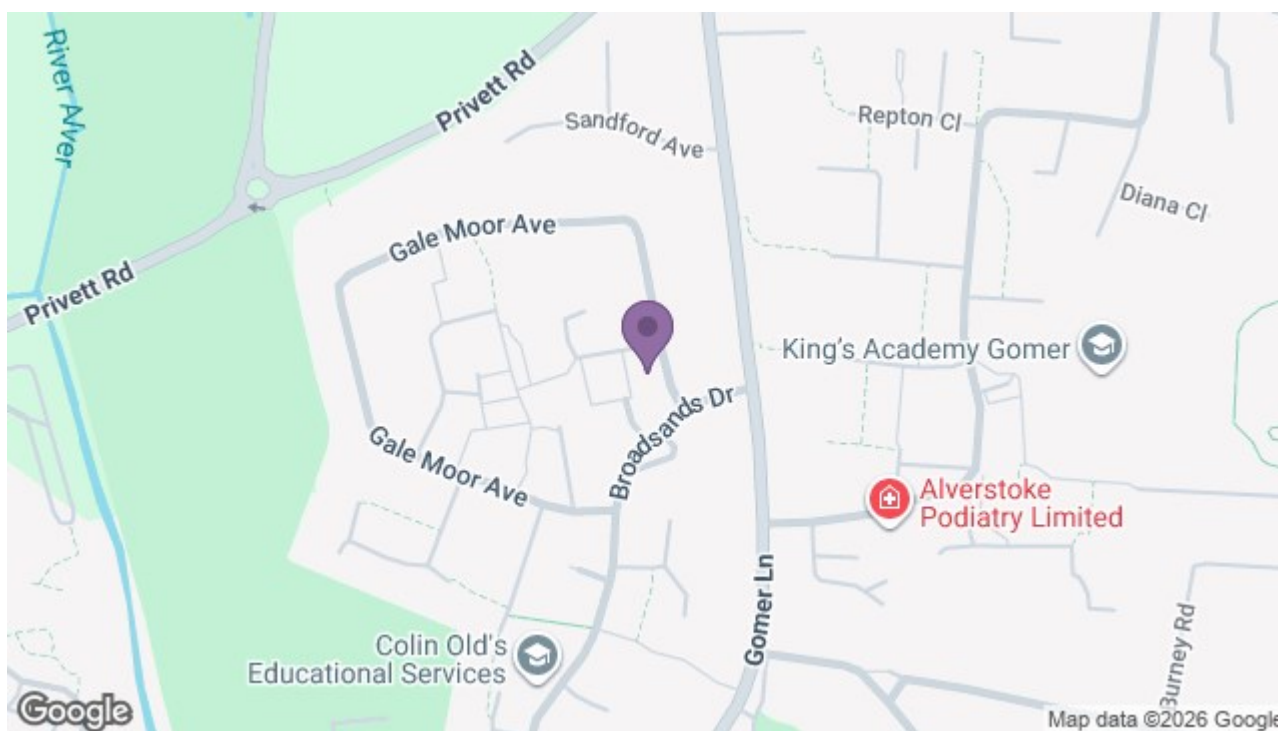
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.





118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

