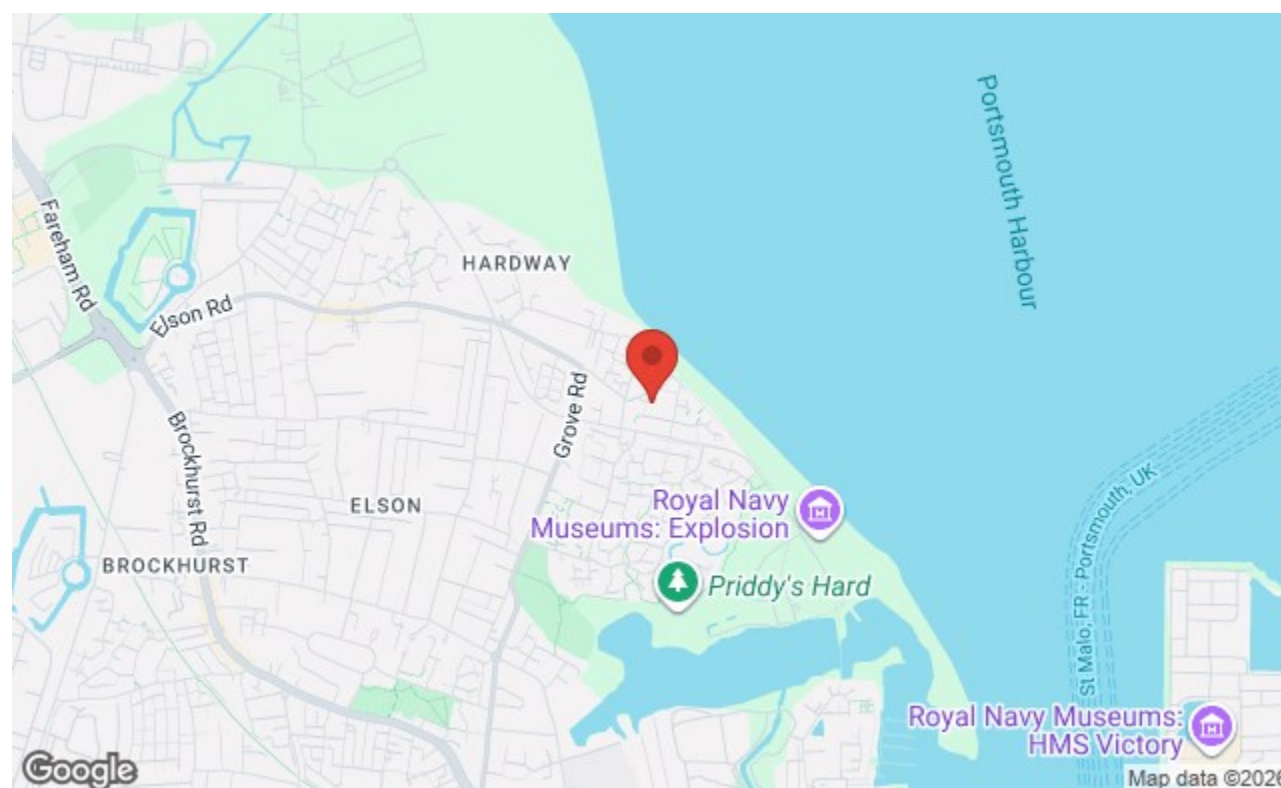




£1,150 Per Month

Bucklers Road, Gosport PO12 4LT

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ AVAILABLE OCTOBER
- ❖ FAMILY BATHROOM
- ❖ BALCONY
- ❖ ENSUITE TO MASTER
- ❖ BUILD IN STORAGE
- ❖ DESIRABLE LOCATION
- ❖ ALLOCATED PARKING
- ❖ SECOND FLOOR
- ❖ ELECTRIC HEATING

Two Bedroom Second Floor Apartment – Available This Month

Bernards are pleased to offer this well-presented two bedroom second floor apartment, situated in a desirable location and available to move into this month.

The property benefits from two generously sized double bedrooms, with the master bedroom featuring the added benefit of an ensuite shower room and fitted wardrobes to the second bedroom. There is also a

modern family bathroom and a spacious living area with access to a private balcony, providing a pleasant outdoor space.

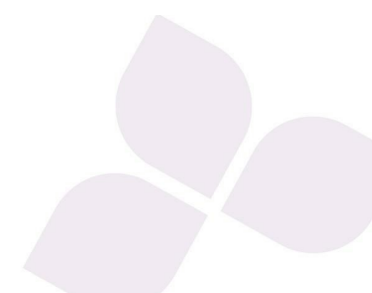
Further benefits include allocated parking and additional visitors' parking, making this an ideal choice for those looking for a well-located and conveniently positioned home.

Council Tax Band D.

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:

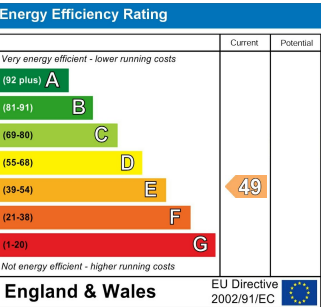
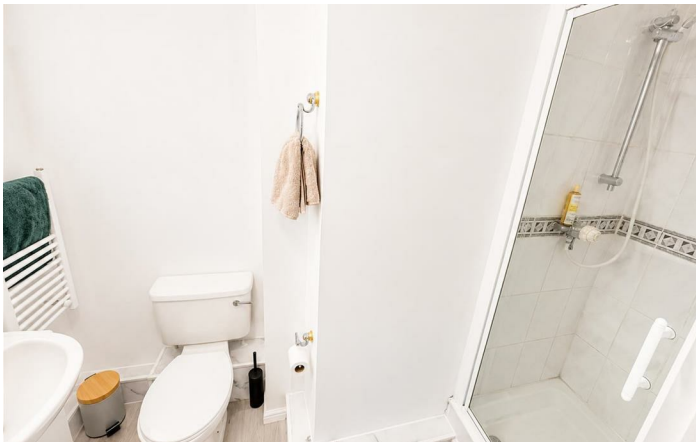
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.



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