

**TO LET**



**Fountain Street, Guisborough**

**2 Bedrooms, 1 Bathroom, Apartment**

**£750 pcm**



## Fountain Street, Guisborough

2 Bedrooms, 1 Bathroom

£750 pcm

Date available: Available Now

Deposit: £850

Part Furnished

Council Tax band: B

- Recently Renovated
- Two Bedroom
- Close to Local Amenities
- Lounge
- Scenic Views
- Gas Central Heating Boiler
- Parking Available

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this newly refurbished TWO BEDROOM apartment, located a short walk from Guisborough High Street. The apartment has been refurbished to a high standard and briefly comprises; Kitchen area with integrated appliances, Living area with Sofa and TV Stand, Two Bedrooms with Beds and separate Bathroom with Walk In Shower. Call Martin and Co now to secure a viewing.

### HALLWAY

KITCHEN/LOUNGE DINNER To front aspect. Range of wall, base and drawer units with dark wood effect fascias, coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, hob, electric oven, extractor hood / integrated fridge / freezer, integrated washing machine, concealed wall mounted Worcester gas central heating boiler, vinyl flooring, central heating radiator and uPVC window.

BATHROOM White suite comprising: low level WC with push button flush, vanity inset wash hand basin, electric shower, glazed side screen, extractor, vinyl flooring,





heated towel rail.

**BEDROOM 1** To rear aspect. wardrobes, central heating radiator and uPVC window.

**BEDROOM 2** Torear aspect. wardrobes, central heating radiator and uPVC window.

**PLEASE NOTE Holding Deposit**

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no

more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

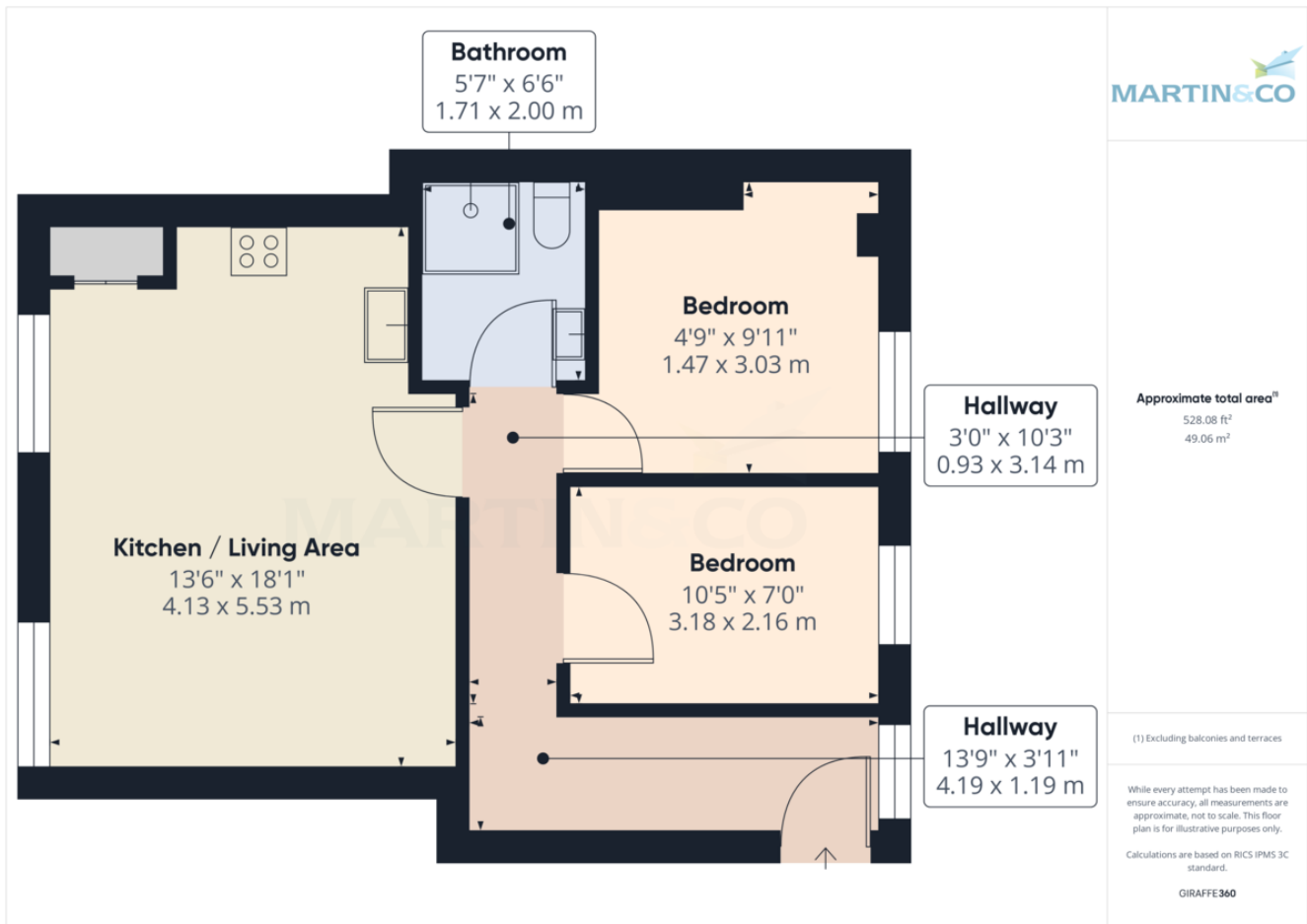
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:



[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)







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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

