

**TO LET**



**13 Church Street**

**1 Bedroom, 1 Bathroom, Apartment**

**£695 pcm**



## 13 Church Street

1 Bedroom, 1 Bathroom

**£695 pcm**

Date available: Available Now

Deposit: £795

Furnished

Council Tax band: A

- Available Now
- Prestigious second floor apartment
- Town Centre
- Furnished to a high specification
- One Bedroom
- Fully Integrated kitchen
- Video Intercom Entry System

**GROUND FLOOR** Communal entrance hall, access to individual mail box and stairs leading to the first floor and second floor.

**ENTRANCE HALL** Inset lighting, wall mounted digital electric panel heater, voice activated digital thermostat and loft access hatch.

**OPEN PLAN LOUNGE / KITCHEN AREA** Lounge Area: 13'6" x 12'2"

Corner sofa, recliner chair, foot stool, coffee table, nest of tables, inset lighting, dining table, four chairs, shelved recess area, two TV aerial points, two USB charging points, TV stand and two wall mounted digital electric panel heaters.

**Kitchen Area:** 9' x 8'6"

Contemporary range of wall, base and drawer units, laminate work surfaces, laminate splash backs, stainless steel sink unit, mixer tap, ceramic hob, extractor, electric oven, integrated microwave, integrated slim-line dishwasher, free standing combined fridge / freezer with water dispenser and inset lighting.

**UTILITY** Housing hot water storage cylinder, Candy





Grand Vita washing machine, Candy Grand Vita condensing dryer, extractor, inset lighting and vinyl flooring.

**BEDROOM 11' 5" x 10' 2" (3.48m x 3.1m)** Double bed, walnut effect triple wardrobe, chest of drawers, dressing table, TV aerial point, USB charging point, floating bedside shelves, inset lighting and wall mounted digital electric panel heater.

**FULLY TILED BATHROOM** WC with push button flush, wash hand basin with storage cupboards below, 'P' shaped panelled bath with 'drench' style dual shower head over, inset lighting, wall mounted mirrored cabinet, extractor and heated towel rail.

#### EXTERNALLY PARKING

There is limited free parking within 100 metres of the property which are on a first come first served basis and zoned residents parking for which a permit can be applied for from the Local Authority. There are also two

public car parks within 150 metres which are free from 6pm to 8am and all day Sunday, a season ticket is available for all other hours at these car parks.

#### 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.





### Right to Rent Checks

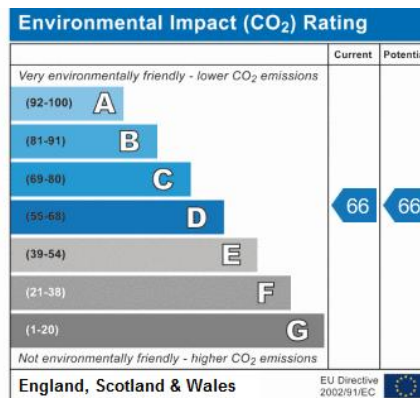
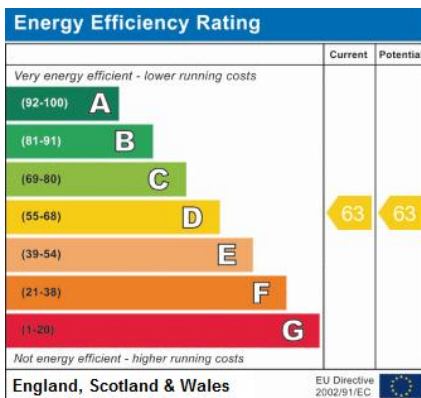
By law, Right to Rent checks must be carried out and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[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)

### Reference Checks and Credit Worthiness

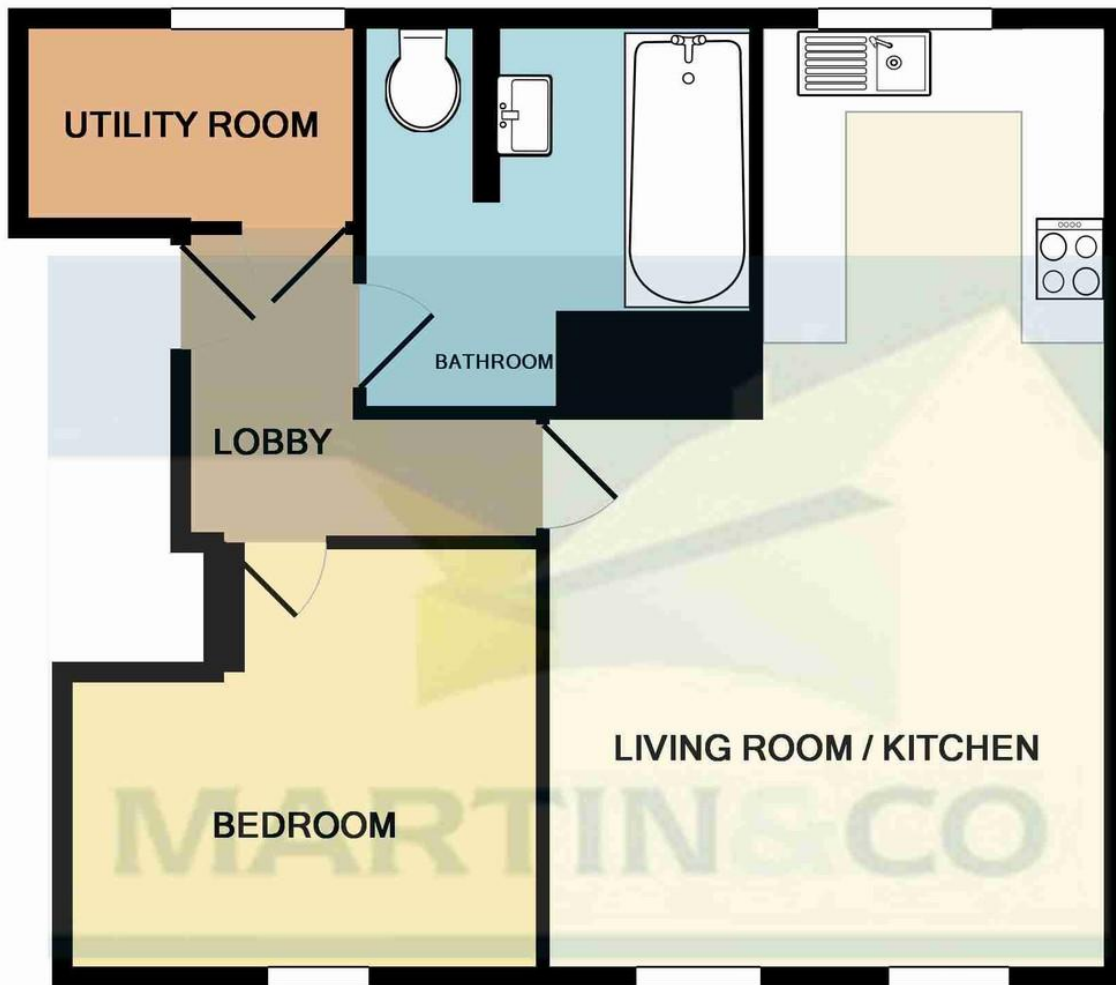
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs. Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We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

Documentation that may be required: Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits award letter, WFTC award letter.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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 m 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.