

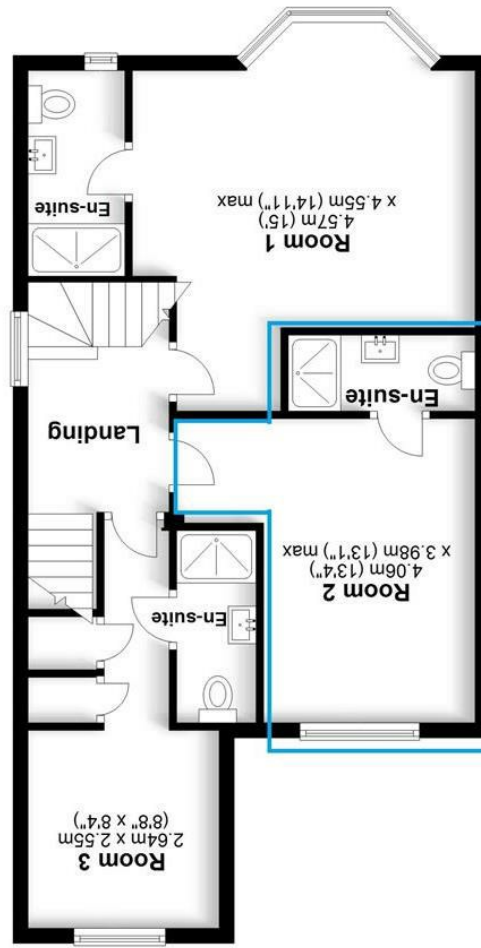
England & Wales	
EU Directive 2002/91/EC	
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	Not environmentally friendly - higher CO <sub>2</sub> emissions
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G

Environmental Impact (CO<sub>2</sub>) Rating

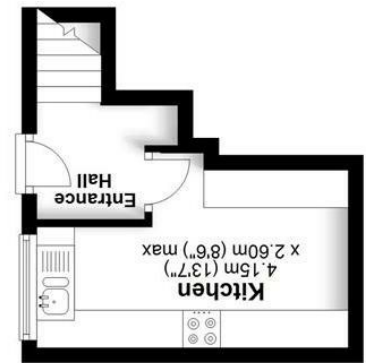
England & Wales	
EU Directive 2002/91/EC	
Potential	Very energy efficient - lower running costs
Current	Not energy efficient - higher running costs
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G

Energy Efficiency Rating

Total area: approx. 94.3 sq. metres (1015.5 sq. feet)  
 Not to scale, for identification purposes only  
 Plan produced for Daniels Estate Agents  
 Plan produced using PlanUp.



First Floor  
 Approx. 59.3 sq. metres (638.2 sq. feet)



Ground Floor  
 Approx. 12.5 sq. metres (134.5 sq. feet)





## Property Description

A rarely available room with en-suite in a multiple occupation house (HMO) which has been thoughtfully split into four separate private bedrooms. Each room has its own contemporary en-suite shower room, complete with tasteful furnishings, a flat screen TV and a keyless entry door system. The rooms will also include all bills, Council Tax and WIFI within the cost of the rent per month. Suitable for single professional applicants only.

Entrance hallway

Communal kitchen with appliances

First floor hallway with entrance doors to bedroom

Private spacious bedroom

Bedroom furnishings including TV

Contemporary en-suite shower room

Bills and Council Tax included

WIFI included



## Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Van Mildert' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).

