





## Property Description

A spacious one bedroom first floor self contained flat in this historic building in the village High Street of Redbourn offered to let fully furnished . The property is in good decorative condition, benefits from private parking and access onto the pub garden. Gas, Electric & Water are charged monthly by the landlord at an all-inclusive contribution amount of £200pcm. This amount is payable in addition to the monthly rent.



## Communal Entrance & Staircase

## Hallway/Landing

## Living Room

## Kitchen with Appliances

## Breakfast Bar Area

## Shower Room

## Double Bedroom

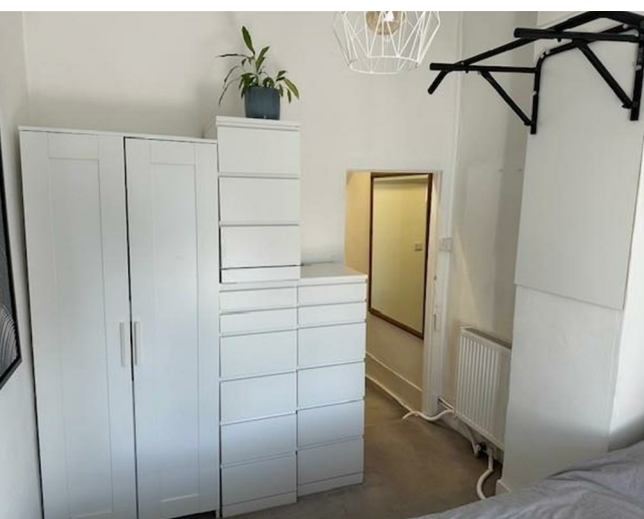
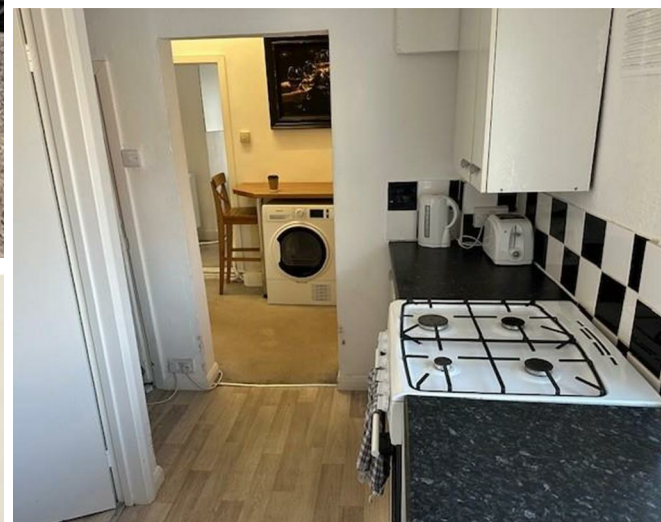
## Gas Central Heating

## Parking in Private Car Park

## Council Tax: Band B

## EPC Rating Band D

## Fully Furnished Accommodation



## 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 'Rightmove Referencing' 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).