

England & Wales		EU Directive 2002/91/EC
Potential	87	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	68	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	87	Very energy efficient - lower running costs
Current	66	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





## Property Description

An attractive two bedroom mid terraced cottage located in the very heart of the City Centre, brimming with popular high street names but also offering a delightful collection of specialist and independent stores and boutiques. This characteristic property has been maintained to a good order including a pretty rear garden and a useful basement snug room.

Available from 6th May 2025 (subject to referencing).

Living room with open fireplace

Modern fitted kitchen with dining area

Integrated appliances

Patio doors to rear garden

Pretty rear garden

Basement snug room

Double master bedroom with wardrobe

Further study room

Bathroom with shower

Council Tax band E

EPC rating band D



## 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).

