







## Property Description

A larger than average one-bedroom first-floor apartment on London Road offering a perfect blend of modern living and convenience. The property boasts a thoughtfully designed layout, ensuring that every inch of space is utilised to its fullest potential.

This apartment comes part furnished, allowing you the flexibility to personalise your new home while still enjoying essential amenities. Additionally commercial grade broadband is included, making it perfect for those who work from home.

Ideally suited for a professional couple or small family seeking a stylish and convenient living space in a sought-after area.

Good sized living room

High quality German fitted kitchen/ breakfast room  
Integrated Siemens appliances & Bora extraction hobs

Quartz kitchen work surfaces

Double Bedroom  
Ottoman bedframe and wardrobe

Contemporary shower suite  
LED bathroom mirrors, heated towel rail & vanity sink unit

Acoustic double glazed windows

USB power sockets

LED low voltage lighting

Gas boiler with under floor heating

Commercial grade Broadband included

Communal court yard garden area

Council Tax band C

EPC Rating Band C

## 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).

