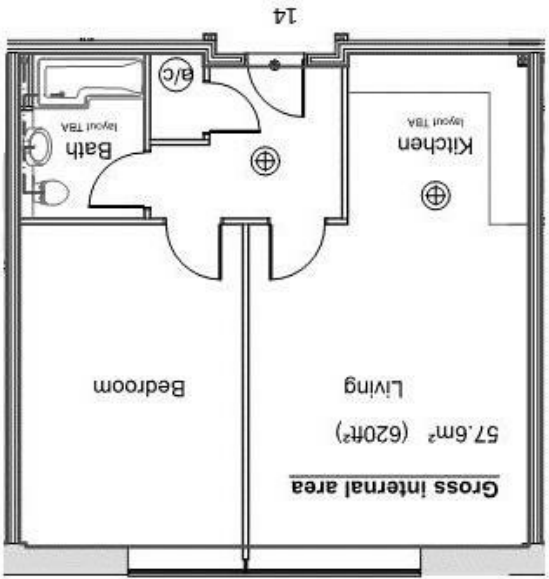


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very environmentally friendly - lower CO2 emissions		
Not environmentally friendly - higher CO2 emissions		

Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very environmentally friendly - lower CO2 emissions		
Not environmentally friendly - higher CO2 emissions		







## Property Description

A modern and spacious one bedroom first floor apartment situated around two miles of the City centre and mainline station with local amenities close to hand. The apartment is finished to an excellent standard and benefits from quality fittings and a high specification.



Communal entrance video entry system

Inner hallway

Good sized living room with kitchen

Modern kitchen with appliances  
Including a dishwasher

Double bedroom

Contemporary bathroom suite with shower

One allocated parking space  
Gated secure entrance

EPC rating band D

Council Tax band B



## 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 'Right Move' 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).

