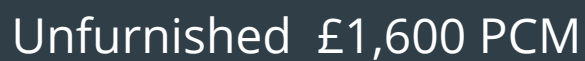


278 (SECOND FLOOR) LAYOUT

The floor plan for the second floor (278) includes the following rooms and features:

- SITTING:** A large open area on the right side of the floor.
- KITCHEN:** Located between the sitting area and the bedrooms, featuring a sink, stove, and refrigerator.
- SHOWER ROOM:** Located at the top center, containing a shower, toilet, and sink.
- STORE:** Two storage areas, one near the shower room and another near the top-left bedroom.
- BEDROOM:** Two bedrooms are shown, one on the left and one on the right, both with built-in wardrobes.
- Stairs:** A central staircase with an arrow pointing upwards, indicating access to the third floor.
- Entrance:** A set of stairs at the bottom center leads up to the floor.







## Property Description

A top floor two bedroom apartment in a central location close to the mainline station and City centre. This spacious apartment has been refurbished in recent years to provide modern and comfortable living. Ideally suited to a professional person or couple. Available Now.



Communal entrance

Inner hallway

Open plan living room and kitchen

Modern fitted kitchen

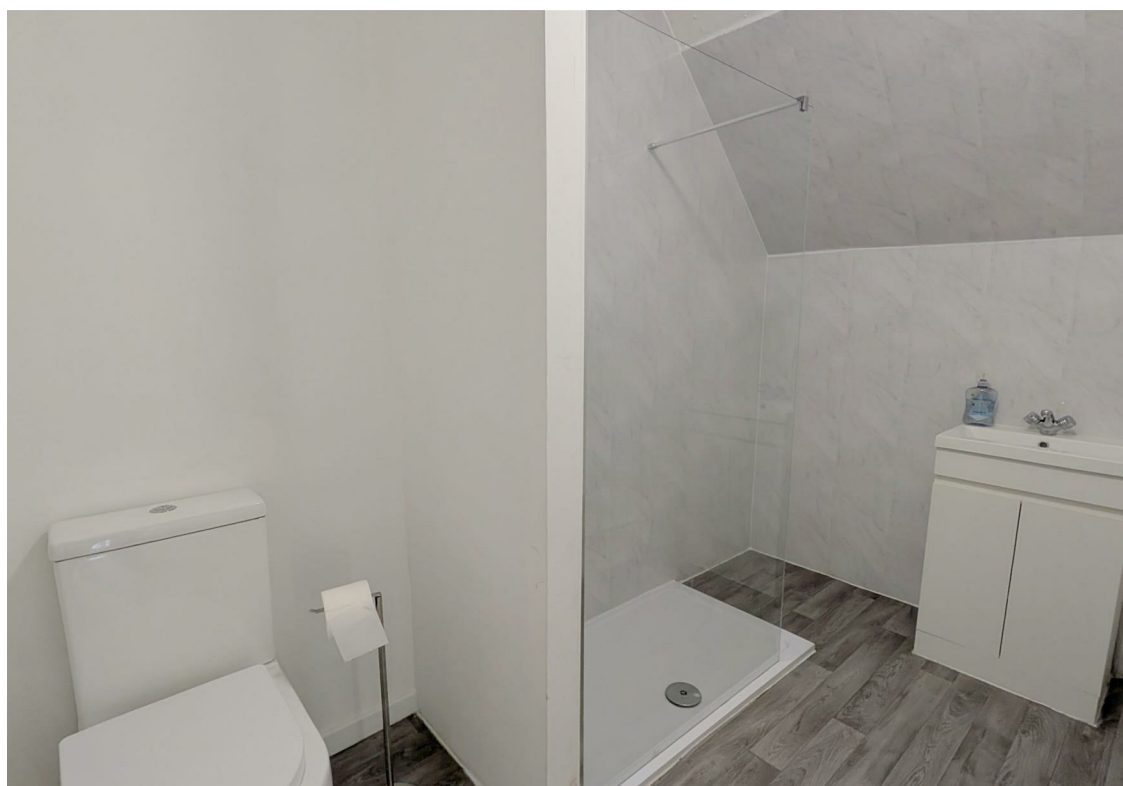
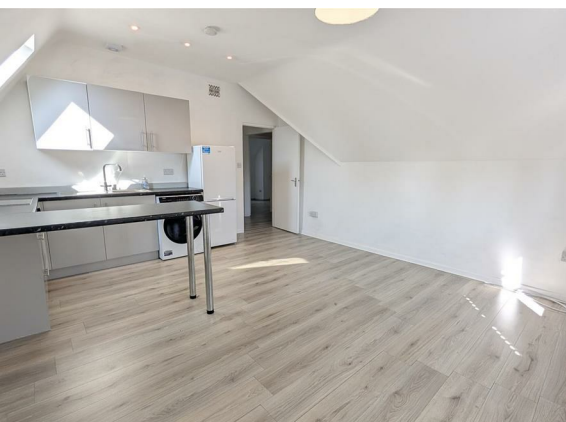
Two double bedrooms

Contemporary shower room

Gas central heating

Council Tax Band D

EPC Rating Band E



## 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).