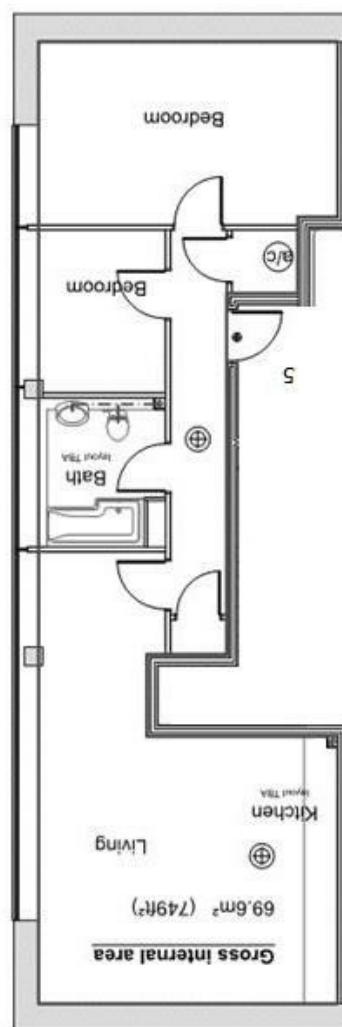


Environmental Impact (CO<sub>2</sub>) RatingEnergy Efficiency Rating

Unfurnished £1,450 PCM





## Property Description

A spacious first-floor two bedroom apartment just to the north of the City centre around a mile and a half of the station located in the Porters Wood. This apartment has been finished to an exacting standard throughout to include a luxury bathroom and a fully integrated kitchen with a washer/ dryer and dishwasher included.



Communal entrance and stairway to first floor

Private inner hallway

Open plan living room/ kitchen

Fully integrated modern kitchen with dishwasher

Laminate flooring to main living area

Good sized master double bedroom

Further single/ study second bedroom

Modern bathroom suite with shower

Secure allocated parking space

Council Tax band C

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 '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).