



3 Armstrong Close , Whitnash, CV31 2RA

£1,150 PCM



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Tenants : Important Information. And Q&A

- The AST is an initial 12 Month term. 'With No Break Clause', automatically converting to a periodic.
- We DO NOT DO 6 Months Lets! Nor DO WE TAKE 6 Months Rent - OR 12-Months' Rent UP FRONT.
- A successful references validation will be required on all persons over the age of 18.
- Right to Rent checks will need to be successfully completed (UK under the Immigration Act 2014)
- YOU WILL NEED TO BE FREE FROM ANY ADVERSE CREDIT, CCJs, IVAs, anything that affects or has affected your credit rating, past, present.

If you:-

- Are Self-employed, you will need 1 year's accounts on a SA302 with a net profit's income of 30 x the rent.
- If you Need a Guarantor: their income 30 x Rent, your annual income minimum of 12 x rent.
- Are on some Universal credit, Pensions, have savings, it can be taken into consideration. You will need to email us the details. Savings we would need proof of how they've built up..
- You will need to view the property in person, otherwise we will not hold the property.
- LANDLORDS EXPRESSED PREFERENCES!
- NB.MAX A FAMILY OF 3- NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - Pet Friendly up to Medium sized Dog

Rent, Deposit & Holding Deposit etc

*If you require us to hold a property for more than 3 weeks, we will expect a contribution to the void period of rent, over this time. Non-Refundable and Non-negotiable.

- Rent = £1150 - Holding Deposit = £265 - Deposit = £1326 (minus the Holding Deposit)
 - Qualifying single or joint salary of £34500a
 - The holding deposit will be held for 2 weeks whilst reference checks are carried out.
 - If there is a satisfactory result, the holding deposit will be converted to your Deposit.
 - If References and Right to Rent is Un satisfactory, you will lose the Holding Deposit.
- NB: Before contacting Fine Homes, you must read this information

Client Money, Deposits Council Tax & EPC

Our tenants Deposits are protected under the Deposit Protection Services.. Client Money is Protected through Client Money Protect.
Council Tax - C EPC - D

Inserted room

Via Upvc Double Glazed front door, Outside light.

Entrance Hall

Via Georgian Style door with fan light glass panel, stairs to first floor, radiator, power points, wood laminate flooring glass wood panel doors to Lounge Diner and sliding door to kitchen.

Kitchen

8'11" x 6'9" (2.72 x 2.06)

Georgian Style UPVC double glazed window to front aspect. Modern fitted kitchen with range of eye and base level units and drawers, stainless steel single bowl single drainer sink unit with mixer taps, decorative tile splash back, ample worktop surface. Built in appliances including stainless steel gas hob

with extractor hood above, electric fan assisted built under oven, supplied with up right fridge freeze & washing machine, lino flooring.

Lounge Diner

18'10" x 11'6" (5.74 x 3.51)

UPVC double glazed window and French Patio Doors opening to rear garden

Feature fireplace with mantle over, surround and raised hearth, living flame, coal effect gas fire, power points, TV point, radiator, wood laminate flooring.

Landing

Airing cupboard housing Combination Gas boiler, supplying Domestic Hot water & Central heating on demand. Additional storage space, power points, central heating thermostat, doors to:

Bedroom 1

11'7" x 9'2" (3.53 x 2.79)

Georgian Style UPVC double glazed window to front aspect, radiator, power points, built in double wardrobes.

Bedroom 2

11'7" x 9'1" (3.53 x 2.77)

Georgian Style UPVC double glazed window to rear aspect, radiator, power points.

Bathroom

7'5" x 5'5" (2.26 x 1.65)

UPVC double glazed window to side aspect, 3 piece suite comprising panelled bath with mono block mixer taps and a mains mixer shower above, pedestal wash hand basin, shower cubicle, low level WC, part tiled walls, extractor fan, Chrome towel rail.

Front

Mainly laid to lawn to side, driveway providing off road parking for up to 3/4 cars leading to garage, path to front door.

Rear Garden

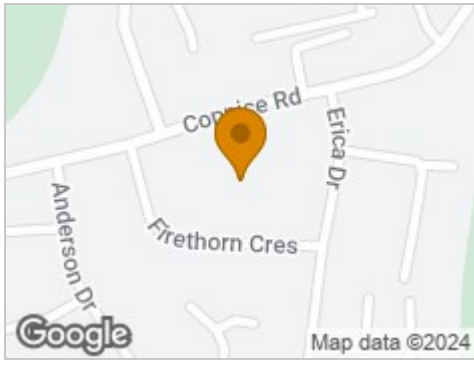
Mainly laid to gravel with paved patio area, shrubs and borders, rear side access via garage, bounded by panelled fencing.

Garage

Up and over door, power and lighting,



Road Map



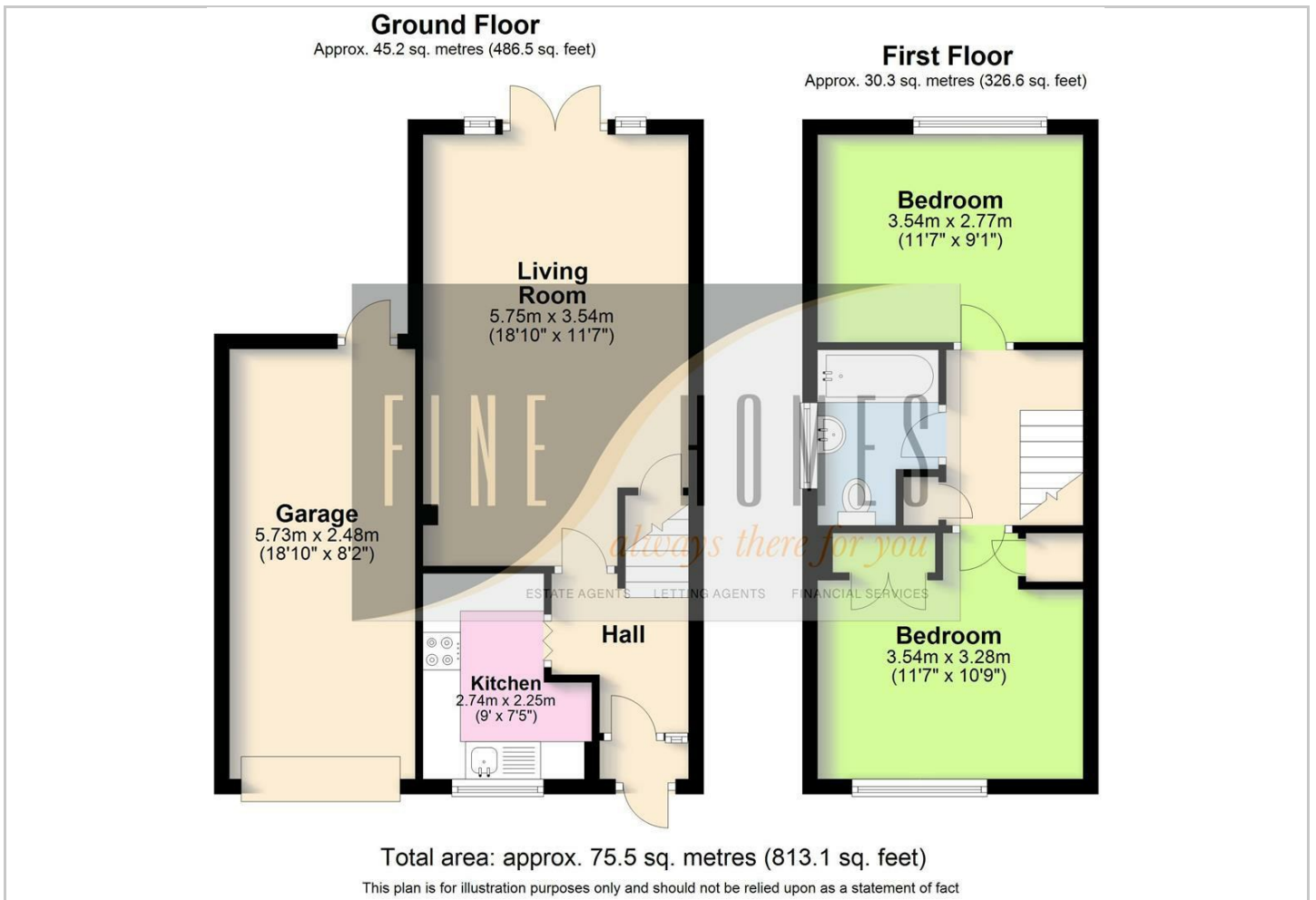
Hybrid Map



Terrain Map



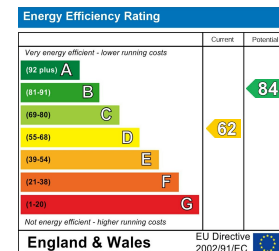
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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