



**55 Desdemona Avenue**  
 Warwick Gates, Warwick, CV34 6FX

**£775 PCM**



A superb 1 bed, 1st floor Maisonette, Unfurnished, With White Goods, Spacious open plan Living room/Kitchen, a built in wardrobes. The property has 1 allocated parking space. And a small garden with outside storage. Great easy access to access for M40 & A46. Available Now..



#### 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
- SINGLE OCCUPANCY ONLY- NO HMO'S - NO STUDENT LETS - NO SMOKERS. - NO PETS DUE TO BEING A FLAT AND THE COVERMNET.

-Rent, Holding Deposit & 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 = £775 = Holding Deposit = £178 - Deposit = £894 (minus the Holding Deposit)
  - Qualifying single or joint salary of £23250 Pa
  - 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

Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.

#### Entrance Porch

Outside storage cupboard

#### Entrance Hall & Landing

12'1" x 7'6" (3.68 x 2.29)

Stairs to 1st floor, landing with storage cupboard and doors:-

#### Lounge Dinner

14'10" x 8'9" (4.52 x 2.67)

UPVC double glazed window to rear aspect, electric panel

#### Kitchen Diner

9'10" x 7'9" (3.00 x 2.36)

UPVC double glazed window to rear aspect, Range of eye and base level units and draws, ample work surface including a breakfast bar, There will be a new energy efficient Electric hob, new Electric oven, New



Washing machine. Up Right Fridge Freezer. Vinyl flooring.

#### Bedroom

11'5" x 8'10" (3.48 x 2.69)

UPVC double glazed window to front aspect, suite comprising a panelled bath with shower over, low level WC, pedestal wash basin, wall heater

#### Bathroom

7'5" x 6'10" (2.26 x 2.08)

UPVC double glazed window to front aspect, electric panel radiator, Built in Double wardrobes

#### Front

Path to front with a large storage cupboard, Bin store. Small garden to the side.

#### Rear Garden & Parking

There is a garden to the rear, siding up to the parking space



Road Map



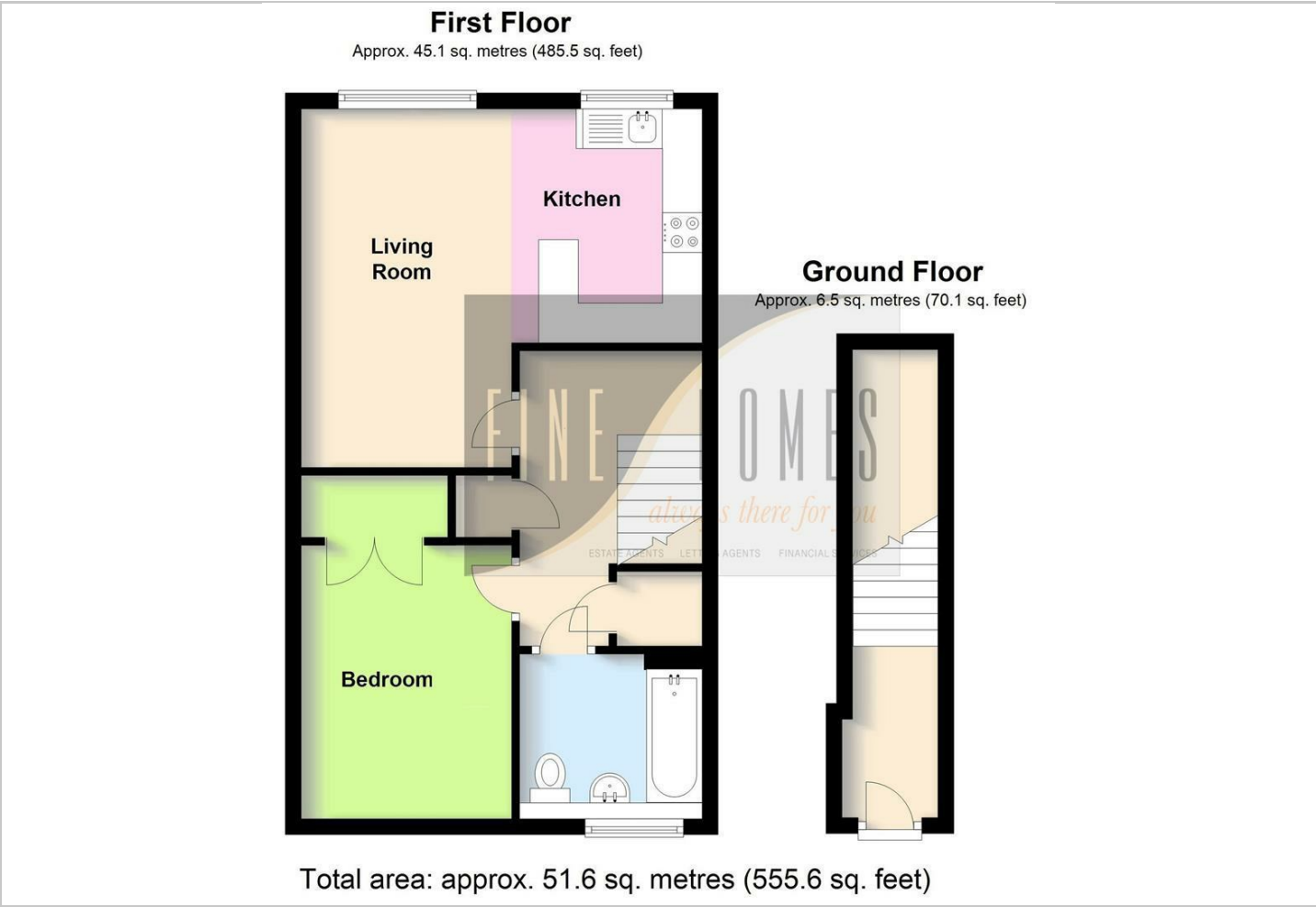
Hybrid Map



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

