

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



14 Livery Street

, Leamington Spa, CV32 4NP

Rent £1,150 PCM



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Viewing

BEFORE YOU CONTACT US - READ THROUGH :- The 'Tenants: Important Information. And Q&A' Scroll down. Then copy Viewing Information From of the 9 questions below.

Paste into Fine Homes Contact: 'Request details' on RM property portal Or Zoopla 'Email agent' property portals.

This is to allow us to qualify you and to ensure you know what to expect in the way of AST contract term, income validation and collating the information before we carry out the viewing.

1. Most important! - You must read the Property details we have provided, especially re 'Tenants: Important Information. And Q&A - Landlords Preferences' and Holding deposits and move in dates and the', these are on the web and in the PDF brochure?
2. We need your registered home address where you live now.
3. We need to know Who will be living at the property? (Titles, (Mr, Mrs etc) Full Names (first and last names) and relationship) -
4. Are you or will you all be in full-time employment, more than 12 months? -
5. Have double checked the Landlord Preferences for Pet Requirements?
6. When are you looking to move in and have you given notice. (Sorry If more than 1 month, unless you are prepared to make up the rent, please do not apply? -
7. When are you available to view, bearing in mind our opening hours? Please suggest a few times.-
8. If you do not have a UK passport, Do you have the right to rent?
9. Do you have any unserved criminal convictions

Tenants : Important Information. And Q&A

- NB.. .NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - NO to PETS
- 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.
- 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!

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 - B EPC - C

Communal Entrance

Access to Stairs & Elevator, Basement (car parking & recycling room), all other levels. Post box area and Intercom door entry system.

Entrance Hall

Doors to Open Plan Kitchen/Lounge Diner, Bedrooms, Bathroom and Airing cupboard, Intercom system, wall mounted electric radiator, wood laminate flooring.

Open Plan Kitchen, Lounge, Diner -

Lounge Diner

Double Glazed French door s opening out to a front aspect with views as seen on photo.. Power points, TV point, electric radiator, Opening to kitchen area, door Entrance Hall..

Kitchen

Modern fitted kitchen with range of eye and base level units and drawers, one and a half bowl drainer sink unit with

mixer taps, tile splash back, ample worktop surface.

Built in appliances including electric hob with extractor chimney hood above, electric fan assisted built under oven, fridge and freezer, Dish washer, Open to Lounge Dining area

Bathroom

Comprising a 3 piece suite with panelled bath with mixer taps with Mains mixer shower above and screen, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, chrome towel radiator, shaver light point, ceramic tiled flooring.

Bedroom 1

Double Glazed French door s opening out to a front aspect with views as seen on photo, (double bed(can stay or go).

Balcony

Doors from the Lounge and the bedroom

Roof communal garden

Under ground parking

Livery Street

Entrance to the apartments



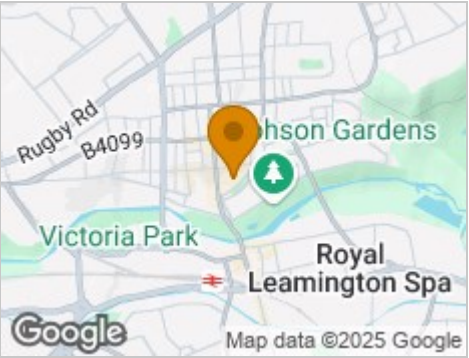
Road Map



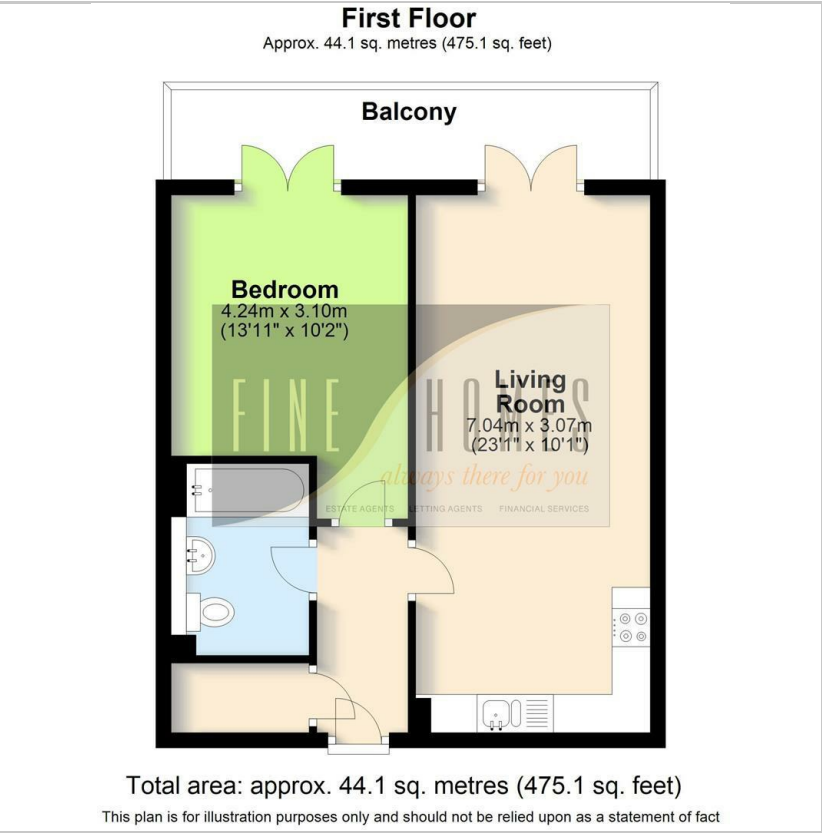
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

