



A BEAUTIFULLY PRESENTED one bedroom first floor flat in a CONVERTED PERIOD BUILDING in this OUGHT AFTER LOCATION near to SEVEN DIALS. The accommodation comprises entrance hall, WEST ASPECT OPEN PLAN LOUNGE/KITCHEN, MODERN FITTED KITCHEN AREA, WEST ASPECT BALCONY, BATHROOM, MEZZANINE LEVEL, PERIOD FEATURES, EPC D.

- VIDEO TOUR AND FLOORPLAN
- BEAUTIFULLY PRESENTED
- FIRST FLOOR FLAT
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER 7 DIALS AREA
- WEST ASPECT LOUNGE AND BALCONY
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM WITH MEZZANINE
- MODERN BATHROOM
- PERIOD FEATURES AND CHARM





FIRST FLOOR

ENTRANCE HALL

Entry phone system.

OPEN PLAN LOUNGE/KITCHEN

Three West aspect floor to ceiling sash windows with access to BALCONY, ornate ceiling coving, feature cast iron fireplace with tiled inset and hearth, shelving to chimney recess, high skirting, radiator.

BALCONY

West aspect.

KITCHEN AREA

Modern fitted kitchen comprising eye level wall cupboards and base cupboards and drawer units, wood effect work tops, tiled surround, wooden shelving, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with extractor fan over, washing machine, dishwasher, fridge, freezer, tiled floor, radiator, West aspect floor to ceiling sash window with access to BALCONY..

BATHROOM

Fitted with modern white suite comprising tiled panelled bath with mixer tap, fixed and flexi hose shower heads, screen to side, pedestal wash hand basin with mixer tap, low level close coupled WC, two circular mirrors, ceiling spotlights, extractor fan, cupboard.

BEDROOM

East aspect sash window, fitted wardrobe, cupboard housing boiler, mezzanine bed platform with storage cupboard, radiator.

COUNCIL TAX BAND A - £1,637.19

ADDITIONAL

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check or provide materially significant false or misleading information. The holding deposit will be offset against the first months rent.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

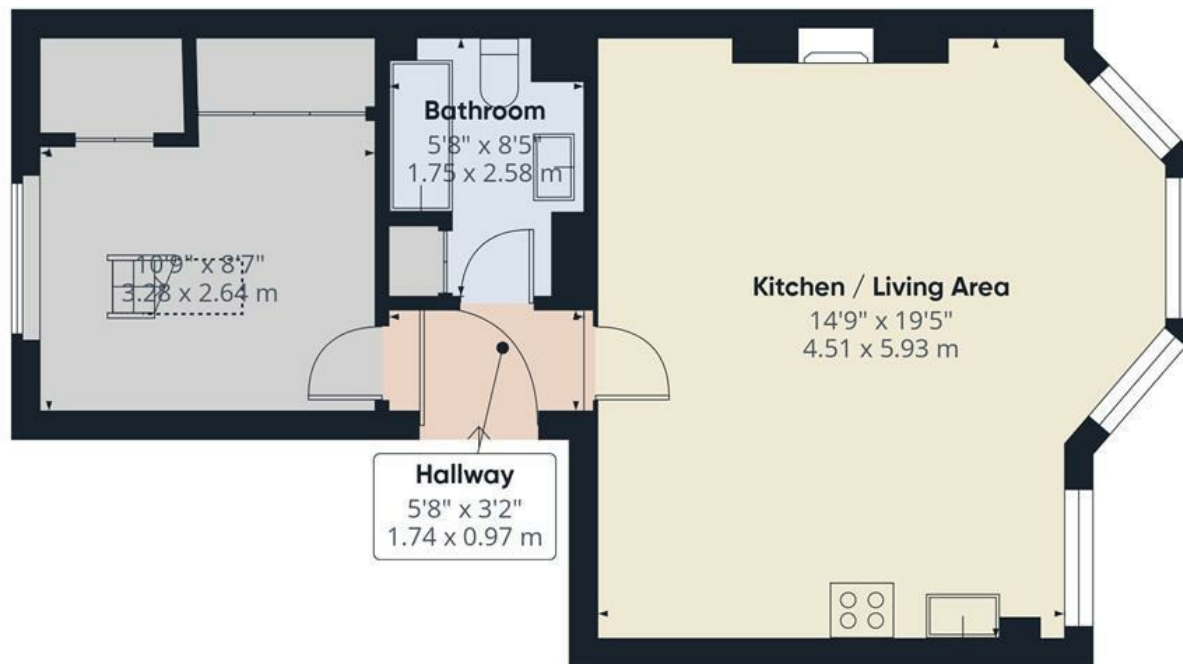
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

If you have any questions on our fees, please ask a member of staff.

Our Client Money Protection (CMP) scheme is with Client Money Protect and we are members of The Property Ombudsman.



Ground Floor



Floor 0 1/2

Approximate total area⁽¹⁾

610 ft²

56.6 m²

Reduced headroom

94 ft²

8.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

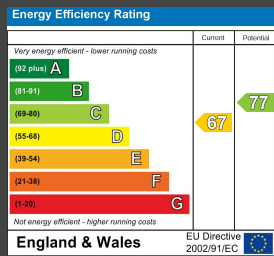
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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