

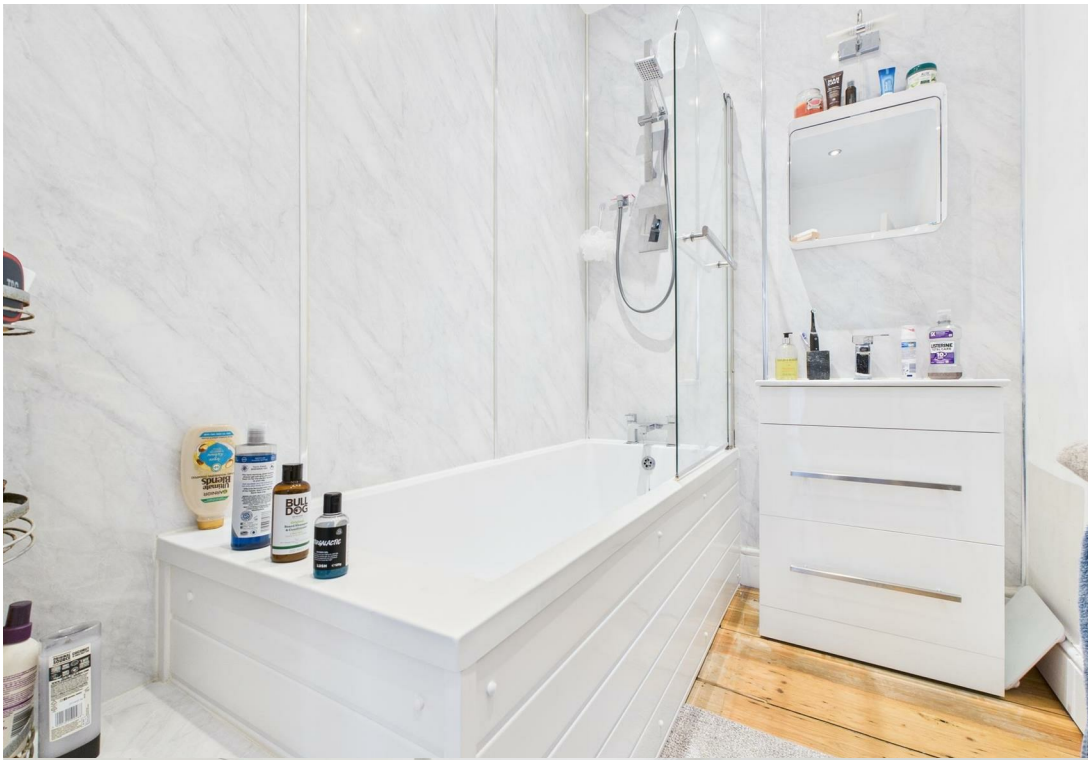




A TOP (third) FLOOR one bedroom flat in a CONVERTED PERIOD BUILDING in SOUGHT AFTER FIRST AVENUE. The accommodation comprises LOUNGE, SEPARATE KITCHEN, BATHROOM, SEPARATE WC, EXPOSED FLOORBOARDS THROUGHOUT, GCH. EPC D.

- VIRTUAL REALITY AND FLOORPLAN
- WELL PRESENTED
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER FIRST AVENUE
- LOUNGE
- SEPARATE KITCHEN
- ONE BEDROOM
- BATHROOM + SEPERATE WC
- EXPOSED FLOORBOARDS THROUGHOUT





### THIRD FLOOR

#### ENTRANCE HALL

Entrance hall with stripped wooden flooring.

#### LOUNGE

Three East aspect windows, shelving to chimney recess, exposed floorboards, radiator.

#### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixwe tap, electric oven, electric hob with extractor over, washing machine, fridge/freezer, exposed floorboards, East aspect window.

#### BEDROOM

East aspect window, exposed floorboards, fitted wardrobe, radiator.

#### BATHROOM

Fitted with white suite comprising panelled bath with mixer tap, wall mounted shower, screen to side, pedestal was hand basin with mixer tap and mirror fronted medicine cabinet over, exposed floorboards, radiator.

#### SEPARATE WC

Low level close coupled WC, exposed floorboards, radiator, froste glass window.

#### COUNCIL TAX BAND A - £1,637.19

#### ADDITIONAL INFORMATION

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.

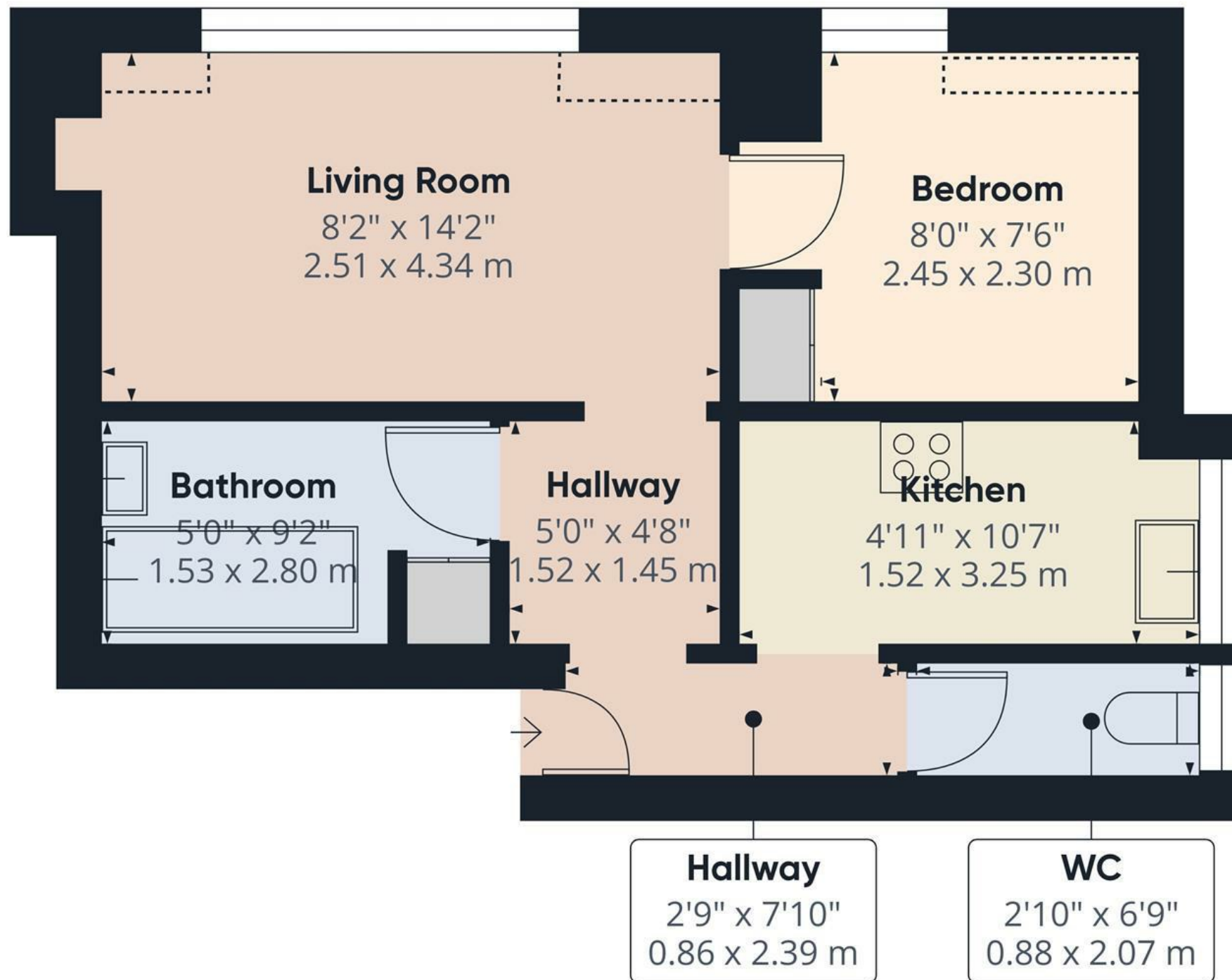
Lost Key(s) or other Security Device(s)

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)



**Approximate total area<sup>(1)</sup>**

361 ft<sup>2</sup>

33.5 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

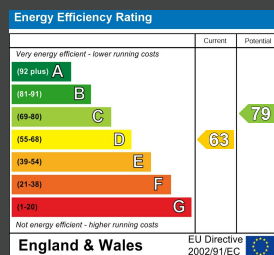
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: A**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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## DISCLAIMER

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