



BRAMLEY COTTAGE

APPLETREE | DAVENTRY | NN11 6UG

To Let £650 pcm

BROWN & CO

LOCATION

Bramley Cottage is located within the hamlet of Appletree, approximately 1.16 miles west of Chipping Warden, 6 miles north of Banbury and 9 miles south west of Daventry. It's location benefits from both a rural setting whilst also having easy access to local amenities and services in Banbury. The M40 motorway and railway station at Banbury offer good commuter links to Birmingham, Oxford and London.

DESCRIPTION

A one bedroom ground floor flat within a wing of Appletree Farmhouse, located within a rural location. The property benefits from new carpets and has recently been redecorated. There is ample off-road parking available at the property.

ACCOMMODATION

KITCHEN/LIVING ROOM – 4.19x4.62

A good sized kitchen with fitted units, a stainless steel sink, an electric oven, plumbing for a washing machine and a pantry cupboard.

BATHROOM – 2.49x1.57

The bathroom contains a WC, a wash hand basin and a bath with an overhead shower.

BEDROOM – 3.08x2.49

Single bedroom with a wardrobe cupboard.

WHAT 3 WORDS LOCATION SEQUENCE

///dynamics.sleepless.paints

VIEWING

Viewing will be strictly by appointment only with Brown & Co, Banbury Office.

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IMPORTANT NOTICES

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LOCAL AUTHORITY

South Northamptonshire Council

SERVICES

The property has mains water, and the heating is supplied by an oil-fired boiler. The heating and water is controlled by the main farmhouse. Electricity is charged separately via a sub-meter for the property (further details are available from the letting agent).

EPC

The property has an EPC rating of D60 and is compliant with the Minimum Energy Efficiency Standards regulations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DEPOSIT

The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy.

Deposits are lodged with the Deposit Protection Service in compliance with current legislation.

PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only, although they are believed to be correct, and their accuracy is not guaranteed.

TENANCY INFO

As well as paying the rent, you may also be required to make the following permitted payments:

- Before the tenancy starts payable to Brown & Co:
 - Holding Deposit: One week's rent.
 - Deposit: 5 weeks rent.
- During the tenancy payable to Brown & Co:
 - Payments of up to £50 inc VAT to change the tenancy agreement.
 - Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's Base Rate for each day that the payment is outstanding (for a late rent payment).
 - Payment for the costs to replace lost keys/security devices or locks. If extra costs are incurred there could be a charge of £15 per hour (inc VAT) for time taken to organize replacements.
 - Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.
- As well as paying the rent you may also be required to make the following permitted payments to the landlord if applicable:
 - Utilities - oil, electricity, water or other.
 - Communication - telephone and broadband.
 - Installation and subscription of cable/satellite.
 - Television licence.
 - Council Tax.

TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

