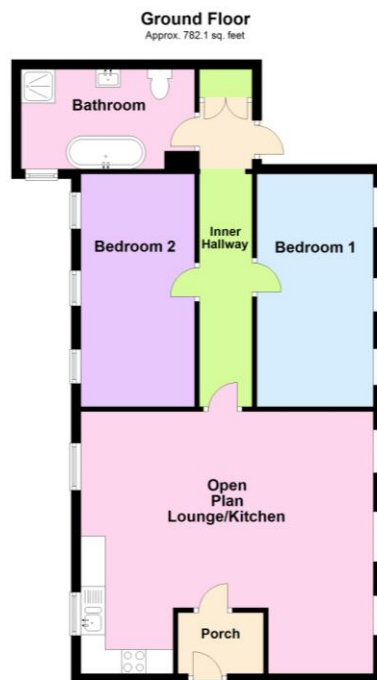




Old Piano Works, Finedon Road Irthlingborough NN9 5TZ

**Monthly Rental Of £875 pcm**



Total area: approx. 782.1 sq. feet

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

**Lettings & Management**  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 424666



Agent of the Year  
WINNER 2018

2018

A spacious beautifully presented two bedroomed ground floor factory conversion featuring approx. 782 square feet of accommodation with benefits to include electric radiator central heating, double glazing, built in kitchen appliances, four piece luxury bathroom suite, two double bedrooms and mobile operated entry intercom system. The accommodation briefly comprises communal hall, entrance porch, open plan lounge/kitchen, two bedrooms and bathroom and offers street communal parking bays. Please note the property will be available for occupation from mid June 2024.

#### **Porch**

Door to:

#### **Open Plan Lounge/Kitchen**

19' 11" max. x 17' 3" (6.07m x 5.26m)(This measurement includes the area provided by the kitchen units)

Door to:

#### **Inner Hallway**

Doors to:

#### **Bedroom One**

15' 6" x 7' 11" (4.72m x 2.41m)

#### **Bedroom Two**

15' 9" x 7' 7" (4.8m x 2.31m)

#### **Bathroom**

9" x 6' 9" (3.58m x 2.06m)

Four piece bathroom suite.

#### **Council Tax**

We understand the council tax is band B.

#### **Energy Performance Certificate**

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

#### **General Data Protection Regulations 2018**

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and to Let Alliance who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### **Tenant Requirements**

- First month's rent of £875 pcm
- Deposit of £1009.61
- Your details will be submitted to our referencing company Vouch, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £201.92 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£1,884.61 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

#### **Home contents insurance**

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.