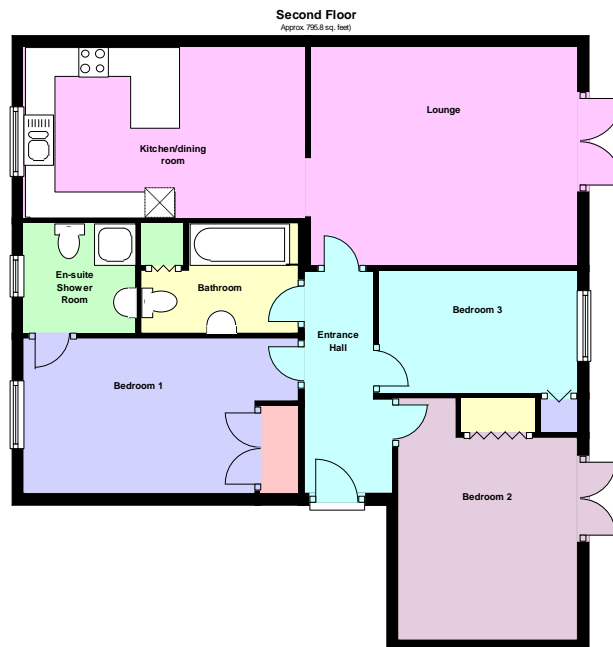




Flat 15 The Pines 157a Midland Road Wellingborough NN8 1NF

Monthly Rental Of £975 pcm



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.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Agent of the Year
WINNER 2018

2018

Available from early July 2024 a second floor three bed roomed apartment situated in a block local to the town centre and railway station providing access to London St Pancras in 50 minutes. The property was constructed in 2007 and benefits from uPVC double glazing, gas radiator central heating, a range of built in kitchen appliances and offers a 15ft kitchen/dining room, ensuite shower to the master bedroom and built in wardrobes to all three bedrooms. The apartments are located in an enclosed complex with electronically operated gates. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, two balconies, communal grounds and parking. The landlord has stipulated no smokers, no pets or sharers.

Enter via communal entrance hall and staircase to second floor, front door to.

Entrance Hall

Lounge

14' 10" x 12' 1" (4.52m x 3.68m)

Kitchen/Dining Room

15' 7" x 9' 7" (4.75m x 2.92m) (This measurement includes the area occupied by the kitchen units)

Bedroom One

15' 2" narrowing to 13' 0" x 8' 6" (4.62m x 2.59m)

Ensuite Shower Room

Bedroom Two

13' 4" narrowing to 11' 2" x 9' 10" (4.06m x 3m)

Bedroom Three

11' 0" x 6' 10" (3.35m x 2.08m)

Bathroom

Outside

Council Tax

We understand the council tax is band C (£1,903.72 per annum. Charges for 2024/2025).

Energy Performance Certificate

This property has an energy rating of B. 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 Legal for Landlords 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

Tenant Requirements

- First month's rent of £975
- Deposit of £1,125
- Your details will be submitted to our referencing company Legal for Landlords, 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 £225 (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.

£2,100 (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.