



Rectory Gardens Irthlingborough NN9 5LA

**Monthly Rental Of £850 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.

A modern two bedroomed ground floor maisonette that benefits from a rear garden, uPVC double glazing, gas radiator central heating, built in kitchen appliances and burglar alarm system. The property is unfurnished and is available from mid August 2024. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, two bedrooms, bathroom, gardens to front and rear and allocated parking for one car to the rear. N.B. Please note smokers or pets will not be considered.

Enter via front door to:

**Lounge**

14' 8" x 10' 5" (4.47m x 3.18m)

**Kitchen/Breakfast Room**

14' 11" max. x 12' 5" (4.55m x 3.78m) (Of irregular shape) This measurement includes area occupied by kitchen units)

**Bedroom One**

12' 4" beyond wardrobes x 9' 7" (3.76m x 2.92m)

**Bedroom Two**

9' 7" x 8' 9" (2.92m x 2.67m)

**Bathroom**

**Outside**

Gardens to front and rear. Allocated parking for one car.

**Council Tax**

We understand the council tax is band B (£1,806 per annum. Charges for 2024/2025).

**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 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](http://www.richardjames.net)

**Tenant Requirements**

- First month's rent of £850 pcm
- Deposit of £980.76
- 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 £196.15 (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.

£1,830.76 (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.