

10 Longford Mews, Longford, Gloucester, GL2 9DN

£795 PCM

A three bedroom house split over three levels situated in the popular area of Longford. The accommodation comprises: kitchen/diner, study, living room, good sized family bathroom and three bedrooms. The property benefits from gas central heating, private driveway along with a rear garden.

AVAILABLE: LATE OCTOBER. DEPOSIT: £895. MANAGED BY: NAYLOR POWELL.



Kitchen/Diner

15'3" x 10'10" (4.64 x 3.31)

Study

7'3" x 11'11" (2.22 x 3.62)

W.C

2'8" x 6'10" (0.81 x 2.08)

Lounge

15'3" x 10'11" (4.65 x 3.33)

Bathroom

8'9" x 5'6" (2.67 x 1.68)

Bedroom One

10'11" x 15'3" (3.32 x 4.64)

Bedroom Two

10'2" x 13'3" (3.11 x 4.03)

Bedroom Three

10'9" x 8'10" (3.27 x 2.69)

Local Authority

Tewkesbury Borough Council

Tax Band C

Energy Performance Certificate

Current: D65. Potential: B86.



Administration charges

Before the tenancy

1 Adult Applicant	£290	Each Guarantor	£120
2 Adult Applicants	£425	Company Tenancy	£380
3 Adult Applicants	£500	Each additional applicant	£120

Alteration after terms have been agreed	£54
Check out Fee (at end of tenancy)	£135

Pets Clause

Pets are only permitted in properties if it has been agreed by the Landlord. An additional deposit may be required; this is typically £150 per pet. You will also be required to have carpets professionally cleaned and provide proof of this at the end of the tenancy.

Move in day

You will need to pay:-

The deposit. This is typically £100 more than the rent. For example, if the rent is £500 the deposit will be £600. This is clearly shown on the property particulars.

Rent in advance. This will be one month's rent unless otherwise agreed.

During the Tenancy

- Each letter written as a result of failure to pay the rent on the due date. £36
- Administration costs when the tenancy is renewed at the end of the assured term. £100
- To add a new tenant to the tenancy or remove an existing tenant from the tenancy. £120
- To pay interest on any rent overdue at 2% above the Bank of England's base rate.

At the end of the Tenancy

A charge of £135 will be made to the deposit to cover administration costs associated with the checkout procedure. We call this a 'checkout fee'.

All fee's quoted are inclusive of VAT

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.