

# PHILLIPS & STUBBS



coastal +  
COUNTRY

## Apt 2 Wittersham House, Wittersham TN30 7ED

A spacious two bedroom first floor apartment forming part of this impressive Listed property built in 1907 by Sir Edwin Lutyens in the village of Wittersham. The apartment has been recently redecorated with new carpets throughout the hallway, lounge and both bedrooms. The accommodation and space is enhanced by the high ceilings throughout and briefly comprises internal hallway with doors to all rooms, small double bedroom, large double bedroom and spacious reception with modern electric fireplace and views across the extensive lawns of Wittersham House. There is a separate recently fitted kitchen with ample storage and white bathroom suite which is also recently fitted. Oil central heating. Small storage cupboard on the ground floor. Outside the property is a garage and parking area and the tenants are welcome to use the landscaped gardens. Available from now. Council Tax: Band B. EPC: D. Water Services Included. Would suit mature tenants. Not suitable for pets.

- Two Double Bedrooms
- Modern Bathroom And Kitchen
- Part Of Historic Building
- Water Services Included
- Garage And Parking
- Regrettably No Pets
- Not Suitable For Children

**£1,150 Per Calendar Month**

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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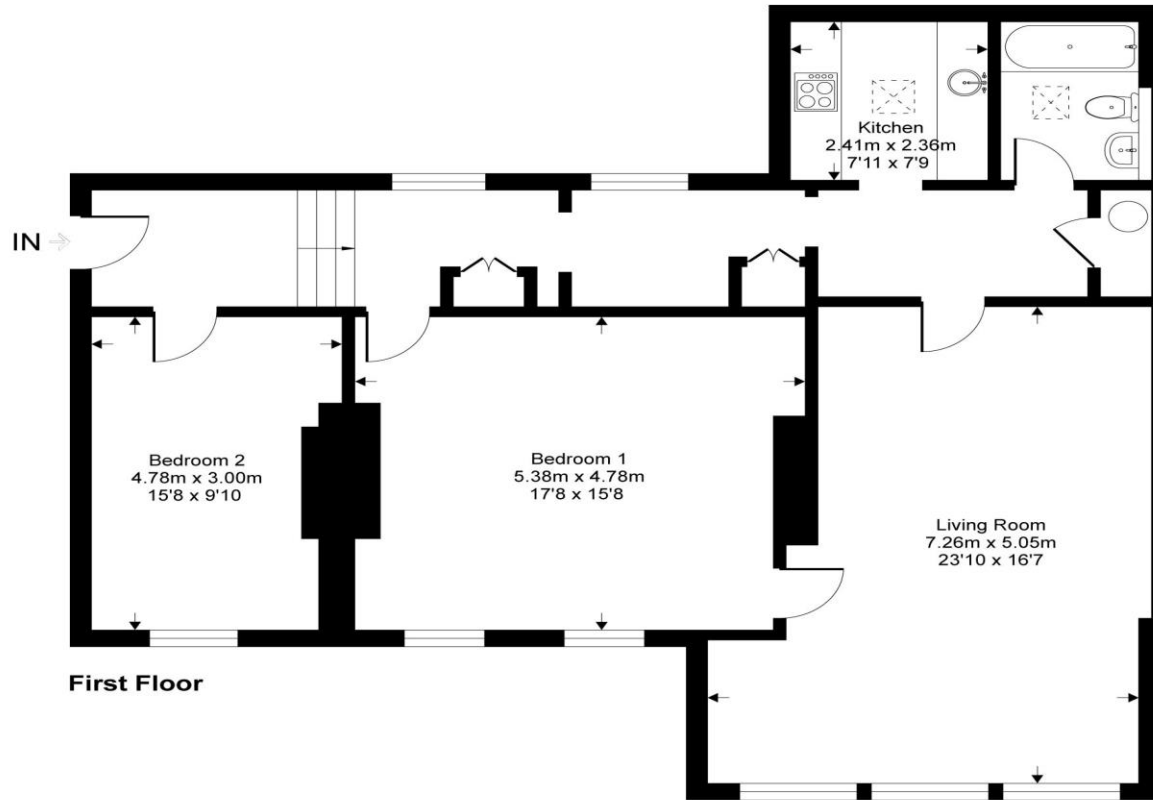
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# Wittersham House

Approximate Gross Internal Area = 109 sq m / 1168 sq ft



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## **PERMITTED PAYMENTS FOR ASSURED SHORTHOLD TENANCIES AND LICENCES ENTERED INTO AFTER 1<sup>ST</sup> JUNE 2019**

Permitted Payments relate only to Assured Shorthold Tenancies and Licences (or Licences to Occupy) that are entered into after the first day of June 2019. There are a number of permitted payments that Tenants shall be obliged to make and these are detailed below for clarity.

### **HOLDING DEPOSIT**

When you have sourced your preferred property you shall be asked to pay a Holding Deposit to secure the property. This shall always be an amount equal to ONE WEEK'S RENT and on the successful processing of your application shall be off set against the first month's rent. Should your application however be unsuccessful due to you providing misleading or incorrect referencing information, you failing a "Right To Rent" Check or by your failing to sign the Lease within a 15 calendar day timeframe then the Holding Deposit shall be forfeited. This 15 day deadline can be extended in writing should we feel that an additional extra time prove necessary to complete the referencing and sign a Tenancy Agreement (AST).

### **SECURITY DEPOSIT**

This amount shall be equal to FIVE WEEKS' RENT where the rent is under £50,000 per annum and SIX WEEKS' RENT where the rent is above £50,000 per annum. This shall be held in a Deposit Protection Company and released at the end of the Tenancy subject to the condition of the property and the rent being up to date.

### **UTILITY CHARGES**

Tenants shall be responsible for payments of Gas, Electricity, Oil, Council Tax, Phone Accounts, Broadband and Wifi (and other fair "utility" payments relating to their property.

### **LOST KEYS AND SECURITY DEVICES**

Any lost or broken keys or security devices (including electric door fobs and gate fobs) are payable by the Tenant if not returned by the end of the Tenancy Agreement. Should our involvement be required to arrange the replacement of these items then we shall charge an amount equal to £15 per hour (inc VAT) for this arrangement.

### **VARIATION OF CONTRACT TERMS AND TENANT CHANGES**

For any amendments that you wish to make a levy of £50 inc VAT shall be made. Should the actual cost exceed this (for instance when changing Tenant Names and updating Security Deposit Information) this cost may be higher.

### **EARLY TERMINATION OF TENANCY**

Should a Tenant wish to terminate a tenancy prior to the end of either a fixed term or prior to an agreed break clause the Tenant shall be responsible for the Landlord's pro rata costs in re-letting the property up to the value of the rent outstanding. Please ask our office for these details.

### **LATE RENT PAYMENTS**

Should your rent be late by a period of more than 14 days then we shall apply a charge (Interest) of 3% above the Bank Of England Base Rate for the period that the arrears are outstanding.



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