



**RENTAL
£660 PCM**



9 Garners Wharf, West Bank, Sutton Bridge, Lincolnshire, PE12 9TW

***** UNDER APPLICATION *****

TO LET - UNFURNISHED £660.00 PCM. SURETY DEPOSIT £761.00.

AVAILABLE 30/9/2024

ALTERNATIVELY TO LET - FURNISHED AT £680.00 PCM. DEPOSIT £784.00.

Welcome to this charming flat located in the sought-after area of West Bank, Sutton Bridge. Overlooking the River Nene and Swing Bridge, perfect for relaxing or entertaining guests.

This delightful property boasts an entrance hall, Living room/Kitchenette area, 2 double Bedrooms, Bathroom, plus Residents parking. Communal sitting out area. An all-electric property. There is ample space for a couple or guests staying over.

Situated in a peaceful neighbourhood, this property offers a tranquil environment for its occupants. This property presents a fantastic opportunity to rent a piece of this desirable location.

Don't miss out on the chance to make this flat your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer. (Telephone 01406 362098 - Press Option 2).

EPC: Band D

FREE REFERENCING AND NO OTHER ADMINISTRATION COSTS WHEN YOU APPLY FOR THIS TENANCY. NO CHECK-OUT FEES OR HIDDEN COSTS.

LONG SUTTON

TO LET - UNFURNISHED

This 2 bedroom self-contained delightful flat is situated in the early 19th Century Granary located near the quayside at Sutton Bridge. The village of Sutton Bridge offers a range of amenities to include Health Centre, Pharmacy, Sub Post Office Primary School and Shops. Plus a nine hole Golf Course. There are bus stops near the flats for a regular service to nearby towns of Wisbech and Kings Lynn. Most of the facilities are within walking distance of Garners Wharf.

AVAILABLE SOON

A two bedroom self contained flat -

Minimum of one year on a Fixed Term Assured Shorthold Tenancy Agreement. Renewable thereafter by agreement with both tenant and landlord.

RENT: £660.00 per calendar month exclusive of all outgoing (i.e. Electricity, Water Rates, Council Tax etc). Payable monthly in advance by standing order.

TENANT

Each prospective occupant aged 18 years or over will be asked to complete an application form. Once the application forms have been submitted to our office we will arrange for you to view the property. In the meanwhile please let us know if you would like to see a copy of our standard Tenancy Agreement.

Once your application has been accepted we will ask you to provide us with proof of your identity and proof of residence.

PERMITTED PAYMENTS

When you sign the Tenancy Agreement we will ask you for a Deposit equal to 5 weeks rent, and rent for the first calendar month.

During the tenancy you will be responsible for payment of the rent and payment to the utility provider(s) of Electricity, Gas and Water. Plus Council Tax, TV licence and communications (e.g. landline and broadband).

We will ask you to pay £30.00 (including Vat) if we are asked to replace a lost key. The Landlord will require you to refund the cost of replacing lock if all the keys to the lock(s) are lost.

A request to change the Tenancy (eg to remove the name of one of the tenants) must be made in writing signed by ALL the tenants and is subject to the approval of the Landlord.

The cost of providing a new Tenancy Agreement, changing the deposit info, etc, will be confirmed at THE TIME OF THE REQUEST.

We will ask you for payment of any unpaid rent and reasonable costs if you request an early termination of the tenancy. As well as the rent, you will be responsible for all Services and the Security of the property until such time as the property is re-let, at which point your tenancy will be terminated, subject to the Landlord agreeing to an early termination.

We will ask you to make other permitted payments allowed by legislation including contractual damage (e.g. damage to the property and to fixtures and fittings not due to fair wear and tear, and not comprising an insured loss).

TENANT PROTECTION

Geoffrey Collings & Co is a member of the Tenancy Deposit Scheme which is a Government approved deposit protection scheme. We are also members of the RICS Client Money Protection Scheme. Additionally, we are members of the Tenancy Dispute Service which is an independent arbitrator of disputes regarding deposits.

SURETY DEPOSIT

A Surety Deposit of £761.00 will be required to be refunded at the end of the tenancy less any unpaid rent, services, dilapidations not due to fair wear and tear.

ENTRANCE HALL

Door entry phone. BT socket. Deep-shelved airing cupboard off, containing the hot water tank. Space and plumbing for a washing machine. A washing machine is fitted and plumbed in (NB the washing machine will not be replaced when it fails).

LIVING ROOM INCORPORATING KITCHENETTE AND DINING

20'4" x 13'10" max (6.20m x 4.22m max)

A feature to this room is the exposed brickwork to the very thick substantial walls and the original support posts. There are three double glazed windows with double aspect. Textured ceiling with beams. Storage heater. Aerial socket. Carpet to the lounge. Wood flooring to the lounge.

KITCHEN

To the kitchen area is a range of wall units, and base units with work surfaces over incorporating a stainless steel sink with mixer tap. Tiled splash-backs. Double oven electric cooker with hood. The cooker will not be replaced when it fails). Power points. Wood style flooring.

DOUBLE BEDROOM 1

10'2" x 9'10" (3.10m x 3.00m)

Textured ceiling with beams. Attractive exposed brickwork. Double Glazed window to the front. Power points. Carpet. Curtains. Storage heater.

DOUBLE BEDROOM 2

10'2 x 7' (3.10m x 2.13m)

Textured ceiling with beams. Attractive exposed brickwork. Glazed window to front. Power point. Carpet. Curtains. Storage heater. Power points.

BATHROOM

Textured ceiling with beams. Comprising a panelled bath, pedestal hand basin and low level W.C. A new electric shower with shower door. Extractor fan. Part tiled splash-backs and walls.

RESIDENTS' CAR PARK

To the rear of Garners Wharf is a large Residents' Car Park with an allocated parking space for this flat plus additional spaces for visitors. The car park has an electronic entrance gate which can be operated by keypad or remote control.

OUTSIDE

At the far end of the car park is a quiet Residential sitting out area.

DIRECTIONS

In the middle of Sutton Bridge, with the Church on your right hand side, head towards the river (i.e. East towards Kings Lynn). Immediately before the roundabout just in front of the old Victorian Swing Bridge Hotel. Continue for a short distance along the west bank of the river and take the first left at the back of the Bridge Hotel into Wharf Street. Park and go to the front of the building.

MAINTAINENCE

The building and common areas (halls/stairs/landings) plus the exterior areas are maintained to a high standard by the Management Company.

COUNCIL TAX BAND A**ALL MAIN SERVICES**

Please phone Anglian Water for details of the Water Rates (telephone Freephone 08457 145145).

ADDITIONAL INFORMATION

Further particulars and arrangements to view may be obtained from the Long Sutton office of Geoffrey Collings & Company Monday to Friday 9 am to 5.30 pm. Saturday 9 am to 1 pm.

NOTE: In cases where the deposit is held by ourselves, any disagreement regarding damaged contents, decorations etc will be referred to the Dispute Service of the Tenancy Deposit Scheme for Regulated Agents.

The Landlord will expect the current good condition of the carpets, kitchen fittings and bathroom fittings to apply at the end of the tenancy.

NO SMOKERS. NO SHARERS.

A GOOD FINANCIAL REFERENCE AND A GOOD CHARACTER REFERENCE WILL BE REQUIRED.

PLEASE CONTACT THE OFFICE TO MAKE AN APPOINTMENT TO VIEW THIS PROPERTY BY TELEPHONE OR EMAIL

TELE 01406 362098 - EMAIL:- kathleenfranklin@geoffreycollings.com

Useful websites: www.geoffreycollings.co.uk for details of our services and all our properties. www.multimap.com for a location plan of this property.

www.neighbourhood.statistics.gov.uk for information about the people, etc., who live near this property.

IF YOU HAVE A LOCAL PROPERTY TO RENT OR SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS AND COMPANY FOR A FREE MARKETING APPRAISAL.

GEOFFREY COLLINGS & COMPANY ARE MEMBERS OF THE PROPERTY OMBUDSMAN SCHEME.

INTERNET SERVICE

THE INTERNET SEVICE IS POP TELECOM

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.