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**SIMMONS & SONS**

## To Let : Adam Court, Henley-on-Thames, RG9 2BJ

Two doubled bedroom ground floor apartment situated in Henley's town centre location, with secure underground parking space and private terrace. Available early September.



The open plan sitting/dining space has access to the two double bedrooms. The kitchen comprises of wall and base cupboards with 3 runs of works surface, with an inset single drainer sink and ceramic tiled splash backs. Appliances include an integrated electric oven, 4 ring hob and extractor over, fridge freezer and washing machine. The family bathroom has a shower over the bath, plus w.c and wash hand basin. Two double bedrooms both with fitted wardrobes, the larger of which has an en-suite cloakroom with wash hand basin and w.c. There is a private paved terrace to the rear which has gated steps leading out to the rear. The apartment also benefits from secure underground parking beneath the building with lift accessibility from inside the apartment block.

## To Let: £1,595pcm Unfurnished EPC rating C

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- Local Authority: South Oxfordshire District Council
- Council Tax: Band E
- Energy Performance Certificated: Band C
- Rent: £1595 per calendar month exclusive of all connected utilities and council tax
- Term: A minimum term of 12 months unless otherwise agreed in advance.
- Mains services gas, water and electric.

All negotiations for any rental contract are 'Subject to Contract' and 'without prejudice'.

If you are interested in renting this or any other property that Simmons and Sons Surveyors LLP are offering, please email the terms of your offer to the individual or office dealing with the property.

We have a legal duty to check every tenant has the Right to Rent in the UK. Therefore, please provide us with a copy of your original ID in the form of a passport, biometric resident card, or identity card in order for this to be certified.

To comply with our due diligence procedure, we require proof of address before you move into the property which can be either a bank statement or utility bill, this must be dated within the last 3 months. We can accept scanned copies. Please note driving licence cannot be accepted.

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. If at any time during that extended period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.

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