

Scriven & Co. Proforma check and draft details

Flat 6 Millgrove Gardens, Woodfield Street, Kidderminster, DY11 6YA

£775 PCM

Ref: 17948693

Tenure:

Type: Apartment

Receptions: 1

Bedrooms: 2

Bathrooms: 1

Council Tax Band: A

- First-floor apartment
- Recently refurbished throughout
- Two bedrooms
- Modern kitchen
- Open plan dining/reception room
- Shower room
- Quiet location
- Off-road parking
- Available now!

A freshly refurbished two-bedroom first-floor apartment, having stylish open-plan kitchen/dining/reception area and new modern shower room. Other benefits include off-road parking and convenient location in walking distance of the town centre.

This wonderful first-floor apartment is accessed from the rear of the building allowing efficient access to/from the residents parking. Front door at ground floor leading to small hall with stairs to the first floor accommodation. Briefly comprising hall, open-plan kitchen/living/dining area. Kitchen area having integrated oven, hob, and extractor hood. Double bedroom and additional single bedroom. Stylish shower room having enclosed shower cubicle. Modern neutral and stylish decoration and floor finishes. Gas boiler serving radiator heating. Double glazed windows. Residents parking to the rear. Available now!

Measurements:

Kitchen area: 2.20m (max) x 2.34m (max)

Living area: 2.44m x 4.03m

Bedroom 1: 3.40m x 2.46m

Bedroom 2: 2.99m (max)/1.59m (min) x 2.33 (max)/1.58m (min)

INFORMATION FOR TENANTS

Why Choose Scriven & Co?

At Scriven & Co, we've been serving tenants since 1937. As a regulated firm, we adhere to the highest industry standards set by the Royal Institute of Chartered Surveyors (RICS) and ARLA Propertymark. Our dedicated team ensures smooth lettings and ongoing property management, providing you with professional and friendly support every step of the way.

Renting Procedure

1. Virtual Property Viewing: Start with our online "walk-through" video tour for a convenient initial viewing.
2. Pre-Qualification Application: Submit a quick pre-application form via the link we send to you via email following your enquiry.
3. Application Review: We review applications with the landlord, discussing moving timescales and tenancy details.
4. In-Person Viewing: If you are successful, we will invite you to view the property in person.
5. Referencing and Credit Checks: Upon acceptance, we conduct necessary checks through our trusted third-party agency, Goodlord.
6. Confirmation of Start Date: Once references are satisfactory, we confirm the tenancy start date and details with you.
7. Signing Tenancy Agreement: Electronically sign the tenancy agreement, ensuring transparency and clarity.
8. Property Handover: Prior to move-in, we prepare a detailed schedule of the property's condition, ensuring a smooth transition.
9. Key Handover and Utility Notification: On the tenancy start date, keys are released, and utility providers are notified.
10. Pet Policy: If agreed with the landlord, pets are welcome with certain conditions, including a monthly rent increase of £25 and professional cleaning requirements.

Upfront Costs

- Holding Deposit: 1 week's rent
- Tenancy Deposit: 5 weeks' rent (registered with TDS)
- First Rent Payment: One month's rent in advance (minus holding deposit)

Additional Charges During Tenancy

- Alterations to Tenancy Agreement: £50.00 including VAT
- Early Termination Fees: Agreed in writing, covering reasonable costs incurred
- Late Rent Payment Fee
- Lost Keys/Security Devices Replacement Costs

Rent Payment Method

Set up a standing order for monthly rent payments, due on the first of each month.

Other Bills to Consider

Council tax, gas, electricity, water, TV license, and insurance for personal belongings.

Contact Us

For any queries, contact our Lettings Department at 0121-422-4011 (option 2). We're here to help with any concerns, big or small.

(QC115e 04/24)

MATERIAL INFORMATION TO CHECK:

Property construction

Utilities – how they are supplied:

Electricity supply

Water supply

Sewerage

Heating

Parking

- **Building safety – e.g, unsafe cladding, asbestos, risk of collapse**
- **Restrictions – e.g. conservation area, listed building status, tree preservation order**
- **Rights and easements – e.g. public rights of way, shared drives**
- **Planning permission – for the property itself and its immediate locality**
- **Accessibility/adaptations – e.g. step free access, wet room, essential living accommodation on entrance level**
- **Coalfield or mining area**

CONFIRM VIEWING ARRANGEMENTS FOR SYSTEM

Vendor Accompanied ?

Property Empty We Hold Key and Accompany ?

Vendor in Occupation but Agents Accompany ?

Other Viewing Remarks/Notes:

NOTE TO TYPIST: IF VIEWING NOT DETAILED RETURN FORM TO SURVEYOR

Checked by

Date checked

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