

G HERBERT BANKS

EST. 1898

TO LET

**A MODERN WELL EQUIPPED TWO BEDROOM APARTMENT
IN AN EXCELLENT LOCATION**

**14 THE HAMPTONS, 1 HERMITAGE ROAD,
SOLIHULL B91 2FW**



Second Floor Apartment (Lift & Stairs) * Two Bedrooms * Well Presented Bathroom
Kitchen / Living Room * Allocated Parking Space

RENT: £1,100 PER CALENDAR INCLUSIVE OF SERVICE CHARGES

Viewing strictly by appointment through G Herbert Banks



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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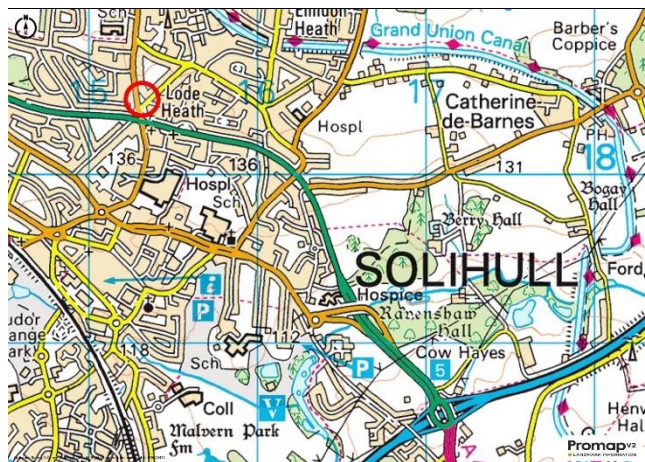




14 THE HAMPTONS, HERMITAGE ROAD, SOLIHULL B91 2FW

SITUATION

A very well positioned apartment having easy access to both the town centre of the popular Solihull and the M5 at junction 5. Approximate location within the red circle on the below plan.



DESCRIPTION

A well presented two bedroom apartment on the second floor of a modern block of apartments. Accessed via the lift or stairs Apartment 14 is light and spacious. The accommodation is described in more detail as follows: -

Hallway With intercom, door to store cupboard and doors to the various rooms.

Living Kitchen 7.32m x 3.23m With a modern range of kitchen units having integrated appliances to include a fridge, freezer, dishwasher, washer dryer, electric oven and four ring gas hob. Most of the room is carpeted as the living area. A large window at one end with views over the communal gardens and parking.

Bedroom One 5.04m max x 4.37 max

Bedroom Two 4.38m x 2.59m

Bathroom This is a well presented bathroom with bath, separate shower, WC, basin and chrome towel radiator. Tiled floor and partly tiled walls.

Outside The property has a single allocated parking space and the use of some communal gardens.



SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone subject to British Telecom transfer regulations.

LOCAL AUTHORITY

Solihull Metropolitan Borough Council Tel: 0121 704 6000.

TENANCY

It is proposed that the property shall be let on An Assured Shorthold Tenancy for an initial period of six or twelve months. If interested parties are after a longer term tenancy then this might be possible but please do discuss with the Agents.

PETS

Most pets will not be allowed.

OUTGOINGS

The Tenant will be responsible for all outgoings connected with the property including Council Tax, electricity and telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

RENT AND SERVICES CHARGES

The rent of £1,100 a calendar month includes the services charges.

PROCEDURE

An application form can be obtained from the Agent's office. If you wish to apply to rent this property you will be asked to pay a Holding Deposit of one weeks rent, which must be cleared in our client account before we commence the referencing process. This will be non-refundable if any relevant persons (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). If the tenancy goes ahead, the amount of the holding deposit will contribute to the Deposit. On approval from the landlord two copies of a tenancy agreement will be forwarded to the prospective tenant(s). These should be signed by all adults (everyone over the age of eighteen).

THE RIGHT TO RENT LEGISLATION

Due to the Legislation under Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which a Passport is the most suitable form of I.D in order to prove that any new adult tenant has the right to rent in the UK.



