



**3 Rookery Court, Leomansley**  
**View**  
Lichfield, WS13 8AR

**£925 Per Calendar Month**

## Property Description

THREE BEDROOM, FIRST FLOOR FLAT in a quiet cul-de-sac location, offering a short commute to Lichfield city centre and within the catchment area of Christ Church C of E Primary School.

Briefly comprising of; entrance vestibule, main lounge, fitted kitchen, inner hallway, refitted bathroom and three bedrooms. Benefiting from gas central heating throughout and communal parking to the front and side of the building. Large communal gardens also to the rear.

To be let on an unfurnished basis. EPC - C / CT Band - B

## Approach

The flat has two stairwells leading up to the first floor accommodation and the flat is located on the immediate left hand side. Separate store area allocated with the flat near the main flat entrance. Communal access via the front and rear of the building.

## Entrance Vestibule

2.99m x 1.21m (9'9" x 3'11")

Front facing window. Gas meter and consumer unit installed. Door leading to main lounge.

## Main Lounge

4.34m x 3.71m (14'2" x 12'2")

Rear facing windows. Doors leading to main bedroom, fitted kitchen and inner hallway.

## Fitted Kitchen

2.98m wp x 2.32m (9'9" wp x 7'7")

Front facing window. A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, plumbing for a washer and a freestanding electric cooker. Separate built in cupboard housing GCH boiler.



## Inner Hallway

2.46m x 0.81m (8'0" x 2'7")

Built in storage.



## Bedroom One

3.14m x 3.72m (10'3" x 12'2")

Rear facing window.



## Bedroom Two

3.43m wp x 3.67m (11'3" wp x 12'0")

Rear facing window.

## Bedroom Three

3.00m x 2.01m (9'10" x 6'7")

Built in wardrobe, rear facing window.



## Refitted Bathroom

2.97m x 1.56m wp (9'8" x 5'1" wp)

Front facing window. Three piece suite comprising; low level flush installed, vanity unit wash hand basin and bath with mains fed shower over.

## Disclaimer

Marketing photos being utilised are apparent with the original marketing of the property to let in July 2023.

## Tenant Information (No P)

## Money Laundering:

We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.

## Referencing:

Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is subject to these checks. There is no cost for this to the tenant

## Holding Deposit:

To reserve a property a holding deposit will be taken. The holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.

## Security Deposit:

A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

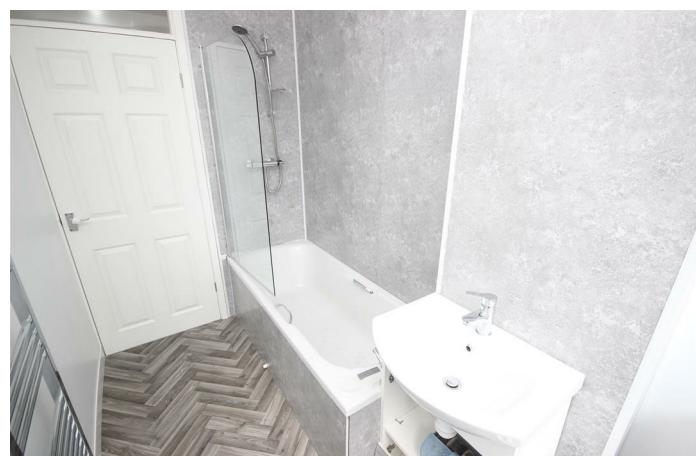
## Allowable Fees:

**Lost Keys:** Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

## Late or Default Payments

Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.



**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements