



19 Balmoral Court Captain Webb Drive, Dawley, TF4 2EG

Number 19 is a top floor well presented apartment boasting two double bedrooms one with en-suite, a fitted kitchen, lounge, and bathroom.

The property is located close to Dawley District Centre with it's local amenities including shops, schools, medical and dental practices. Telford Town Centre with it's covered shopping centre, retails parks, train station and M54 motorway connection points is about 2 miles away.

The property is offered with no upward chain and is set out in further detail below;

Secure front door into Entrance Lobby, stairs rise to the top floor and front door into...

Entrance Hall

With hatch to loft and radiator. Cupboard housing the Electromax boiler.

Kitchen

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Oven with four ring electric hob above and extractor hood over. Stainless steel sink with drainer. Integrated fridge and freezer. Space and plumbing provision for washing machine.

Lounge

An 'octagon' shaped room with 5 double glazed windows and radiator.

Bedroom One

Double bedroom having a double glazed window and radiator.

En-suite

Shower cubicle with mains fed shower head. Low-level flush WC and pedestal wash basin. Skylight.

Bedroom Two

Double bedroom having a double glazed window and radiator.

Bathroom

Being partially tiled having a panelled bath with mains fed shower head over. Pedestal wash basin and low-level flush WC.

Deposit £865
Rent £750 PCM

Council Tax Band A - Telford & Wrekin Council
EPC Rating D

CREDIT CHECK AND REFERENCING REQUIRED
SORRY NO PETS

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: rental@tempertons.co.uk

Rental 1

Relevant Letting Fees and Tenant Protection Information:

• As well as paying the rent, you may also be required to make the following permitted payments:

(Please note that the landlord has the right to charge an additional monthly rent IF they accept a pet [for example, they may charge an additional £15pcm for a dog]. This additional rent figure is chargeable at the discretion of the landlord)

Before the tenancy (payable to us, Tempertons, as Managing Agent):

• Payment of a refundable tenancy deposit – capped at no more than five weeks' rent

During the tenancy (payable to us, Tempertons, as Managing Agent):

• Payment of £72.00 (inclusive of VAT) if you want to change the tenancy agreement

• Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate, payment for each date that the payment is outstanding and applicable to rent which is more than 14 days overdue

• Payment of up to £50.00 (inclusive of VAT) for the reasonably incurred costs for the loss of keys / security devices

• Payment of any unpaid rent or other reasonable costs associated with your (tenants') early termination of the tenancy

During the tenancy (payable to the provider), if permitted and applicable:

- Utilities – gas, oil, electricity and water
- Communications – telephone and broadband
- Installation of cable / satellite
- Subscription to cable / satellite provider
- Television licence
- Council Tax

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: We understand that charges may be made for (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: The landlords are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years

PLANNING PERMISSIONS/DEVELOPMENTS: The landlords are not aware of any.

Other permitted payments:

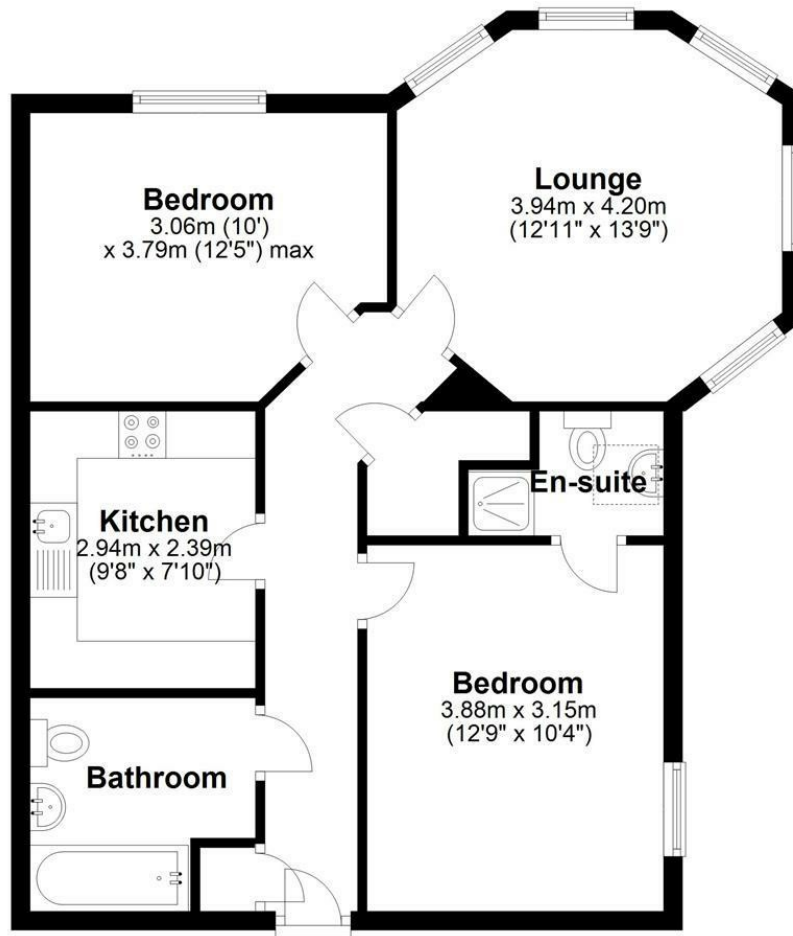
• Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:

Tempertons is a member of the RICS Client Money Protection Scheme – RICS Firm Number: 006931 (a client money protection scheme), and also a member of the TDS, Tenancy Deposit Scheme – Membership Number G03180 (a tenancy deposit protection scheme) and TPO, The Property Ombudsman – Membership Number R00520 (a redress scheme). You can find out more details on our website www.tempertons.co.uk, or by contacting us directly.

Second Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.