



## Pinpoint House, Richmond £1,650 Per Month

Welcome to this stunning property located on Rosedale Road in the heart of Richmond. This brand new conversion apartment boasts a luxurious kitchen complete with modern appliances, perfect for whipping up delicious meals. With one reception room, and a cosy bedroom, and a well-appointed bathroom, this flat offers a comfortable and stylish living space. The property also comes with the added convenience of allocated parking for one vehicle, ensuring you always have a secure place to park. Situated close to the vibrant town of Richmond, you'll have easy access to a variety of amenities including shops, restaurants, and beautiful green spaces. Additionally, the water rates are included, making it even more appealing.

Available: NOW  
Furnished/Unfurnished: Unfurnished  
Council: London Borough of Richmond  
Council Tax Band: TBC  
EPC Rating: E  
Pets: Not Considered - Against Head Lease

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £49,500 per annum, If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £59,400 per annum.

To secure the tenancy you will be required to pay one weeks' rent and then have seven days to complete the necessary documentation for the referencing process before the contracts will then be sent out to you. The rate of rent is not inclusive of utility bills and these rates are tenant responsibility to organise separately, i.e. water, gas, electric, telephone, internet, council tax etc. Any early termination of the contract would mean the Tenant is liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	52
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Milestone & Collis Ltd endeavour to provide particulars that are both accurate and reliable but they are not guaranteed and do not form part of any offer or contract. Any measurements / dimensions should not be relied upon and should always be checked by a third party. No tests have been carried out on any mentioned electrical, plumbing, heating / hot water systems or appliances and no guarantees or warranties are given whatsoever.