



£675 Per annum

Flat 6 Church View, Orange Grove, Wisbech, PE13 1LY

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OpenArch is pleased to offer this modern one-bedroom flat to rent situated in a secure development close to the town centre and all local amenities with optional parking available!

It comprises of an entrance hallway, lounge, kitchen, double bedroom, and bathroom. The kitchen benefits from fitted units, with an integrated electric oven and hob, washer/dryer and a fridge/freezer. It also benefits from electric heating and double-glazed sash windows.

The flat is currently furnished with the option to unfurnish it to suit your preference.

Optional gated parking is available at a small monthly cost - Contact OpenArch to find out more and to arrange a viewing.

## Disclaimer

Permitted charges in accordance with the Tenant Fee Act 2019

For Assured Shorthold Tenancies

Holding Fee: equal to 1 weeks rent

Deposit: equal to 5 weeks rent if annual rent is less than £50,000 or equal to 6 weeks rent where the total annual rent is more than £50,000

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

For Non-Housing Act Tenancies:

Application Fee: £375

Renewal/Extension Fee: £175

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

Property Redress Scheme:

Member No: PRS009663

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

