



TO LET



TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Westlands House, Bounty Road, RG21 3DJ

2 Bedrooms, 2 Bathrooms, Apartment

£1,495 pcm





Bounty Road

Apartment,
2 bedrooms 2 bathrooms

£1,495 pcm

Date available: NOW

Deposit: £1,725

Furnished

Council Tax band: C

- Two Bedrooms
- Large Kitchen/Lounge
- Large Balcony
- Bedroom One with Dressing Room
- En-Suite Bathroom & Shower Room
- Gas Central Heating
- Double Glazing

A stunning two double bedroom apartment with a large terrace accessed off the living room and bedroom 1 which looks over the communal gardens. There is a large open plan lounge/kitchen with the kitchen being fully fitted with built in Bosch appliances including microwave and dishwasher. Walk Through tour

COMMUNAL FRONT DOOR Post Boxes, intercom and door to communal hallway .

COMMUNAL HALLWAY Stairs and lifts to 2nd floor.

DOOR TO Inner Hallway , side aspect double glazed window. Front door to

HALLWAY Airing cupboard with hot water cylinder and shelving, radiator and double doors to lounge/diner

LOUNGE/DINER 24' 8" x 11' 10" (7.5m x 3.6m) In the living part you have a radiator and French doors to the balcony . In the kitchen there are two double glazed windows. There is a 1 1/2 bowl stainless steel sink unit with single drainer with cupboard under, further range of matching cupboards and drawers. There is a built in microwave, built in double oven with gas hob with extractor over, integrated slimline dishwasher, built in washer/dryer and built in fridge/freezer. There is also part-tiled walls and tiled flooring.

BEDROOM 1 11' 10" x 9' 6" (3.6m x 2.9m) Double glazed windows and French doors to balcony. There is also a radiator and arch to

DRESSING AREA 6' 3" x 4' 7" (1.9m x 1.4m) Two double wardrobes with sliding doors with hanging space and storage above

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



EN SUITE BATHROOM Double glazed window, panelled enclosed bath with shower over, pedestal wash basin, low level W.C and tiled flooring. The room also has a towel radiator and extractor fan

BEDROOM 2 9' 6" x 8' 2" (2.9m x 2.5m) Double glazed window, radiator and double wardrobe.

SHOWER ROOM Double glazed window, corner shower cubicle, low level W.C, pedestal wash hand basin, towel radiator, tiled flooring, part-tiled walls and extractor

BALCONY Large area which is also covered and enjoys views over the communal grounds.

PARKING Allocated parking for one car in the gated car park. There is also visitor parking

COMMUNAL GROUNDS There are communal gardens which are maintained and a bike and bin storage

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional six weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the aforementioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (or proof of address) and pay slips.

MATERIAL INFORMATION

Council Tax Band: C

EPC RATING C

Minimum Tenancy Term 12 Months

Rent: £1,495 per month

Deposit: £1,725

