



TOTAL FLOOR AREA : 1485sq.ft. (138.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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.



**TO LET**



**Ashwood Park, Ashwood Way**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,525 pcm**





## Ashwood Park, Ashwood Way

Apartment,  
2 bedroom, 1 bathroom

£1,525 pcm

Date available: 27th August 2024

Deposit: £1,759

Unfurnished

Council Tax band: C

- 1485sq Ft
- Brand New
- Duplex Apartment
- Kitchen with Integrated Appliances
- Walkthrough Video

A large 1485sq ft two bedroom duplex apartment with high-quality appliances and fine detailing. The kitchen area has built in appliances including a dishwasher. Both bedrooms are large and there is a walk in storage room. Walkthrough tour

COMMUNAL DOOR With intercom

COMMUNAL ENTRANCE Individual letterboxes, stairs to first floor

DOOR TO

ENTRANCE HALL Stairs to upper floor with storage area under, electric radiator, laminate flooring and intercom.

UTILITY ROOM Laminate flooring, hot water cylinder and washer/dryer.

FIRST FLOOR LANDING Laminate flooring, doors to bathroom and lounge/kitchen

BATHROOM Bath with shower over, low-level WC with soft close toilet seat, wash hand basin, thermostatic shower LED mirror with shaver socket and demister function, towel radiator and tiled floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



LOUNGE/DINER/KITCHEN 22' 11" x 20.' 0" (6.99m x 6.1m) Two Dulux windows, oak effect laminate flooring, electric radiator and walk in storage room.

### KITCHEN AREA

A range of eye and base level storage units with rolled edge work surfaces with under storage lighting, integrated oven, four ring ceramic hob with extractor hood over, fridge/freezer, integrated slimline dishwasher and oak effect laminate flooring.

BEDROOM 1 10' 2" x 19' 8" (3.1m x 5.99m) Dulux window with carpet and electric radiator

BEDROOM 2 14' 5" x 13' 5" (4.39m x 4.09m) Dulux window with carpet and electric radiator

OUTSIDE Communal grounds, bicycle storage, parcel collection and delivery locker and allocated parking for one car.

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 afore mentioned 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](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 (for proof of address) and payslips

### MATERIAL INFORMATION

Council Tax Band: C

EPC D

Minimum Tenancy Term: 12 Months FIXED TERM

Rent: £1525 per month

Deposit: £1759

UNFURNISHED

NO PETS

