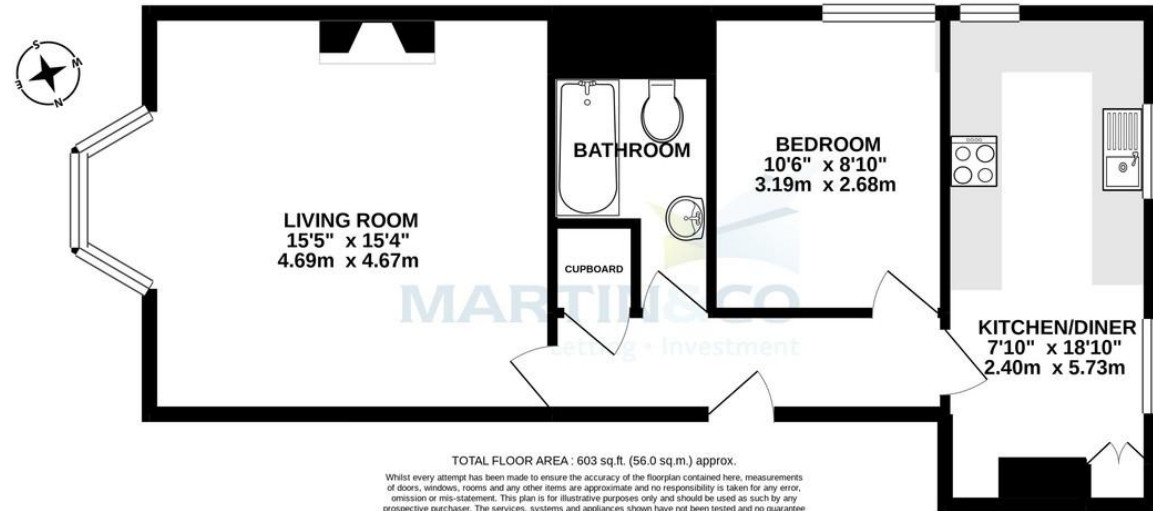


1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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TO LET



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01256-859960



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.



Town Centre

1 Bedroom, 1 Bathroom, Apartment

£900 pcm





Town Centre

Apartment,
1 bedroom, 1 bathroom

£900 pcm

Date available: 21st September 2024

Deposit: £1,038

Unfurnished

Council Tax band: B

- 1st Floor Apartment
- Bay Fronted Living Room
- Large Kitchen/Diner
- Gas Central Heating
- NO PARKING

A first floor apartment located in the heart of the town centre. There is a 15'5 bay fronted living room, 18'10 kitchen/diner, double bedroom and bathroom with shower. The property has gas central heating and is ideal for anyone who wants to be in a very central town location.

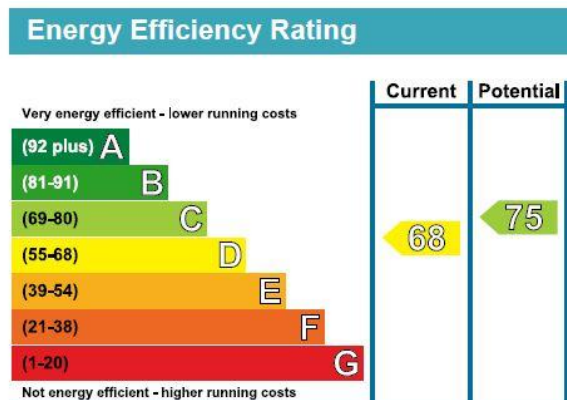
COMMUNAL DOOR TO

COMMUNAL ENTRANCE HALL Stairs to first floor landing, gas meter and cupboard housing electric meter, light on sensor.

FIRST FLOOR LANDING Smoke alarm and light on sensor and door to

LANDING Intercom phone, smoke detectors, thermostat control for central heating, radiator, fuse box and deep storage cupboard with shelving.

LOUNGE 15'5 x 15'4 (4.7m x 4.7m) Large front aspect bay with secondary glazing, picture rail, radiator and feature



fireplace with mantel.

into if agreed in writing by all parties.

KITCHEN/DINER 18'10 x 7'10 (5.7m x 2.4m) Dual aspect double glazed windows (three windows in total) stainless steel sink unit with single drainer and cupboard under. Further range of matching eye and base units, built in fridge/freezer, cupboard housing washing machine, built in electric oven with electric hob with extractor over. There is a gas boiler, part tiled walls and a built in larder cupboard with shelving.

BEDROOM 10'6 x 8'10 (3.2m x 2.7m) Side aspect double glazed window, picture rail and radiator.

BATHROOM Bath with shower attachment with tiled surround, pedestal wash hand basin with tiled splash back and low level W.C. There is a chrome towel radiator and extractor fan.

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

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 (for proof of address) and payslips.

MATERIAL INFORMATION Council Tax Band: B

EPC Rating D

Minimum Tenancy Term: 12 Months

Rent: £900 per month

Deposit: £1,038

NO Parking

Sorry, unsuitable for pets or children

