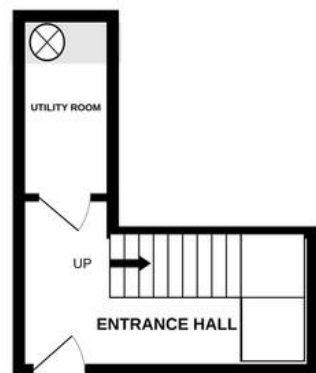
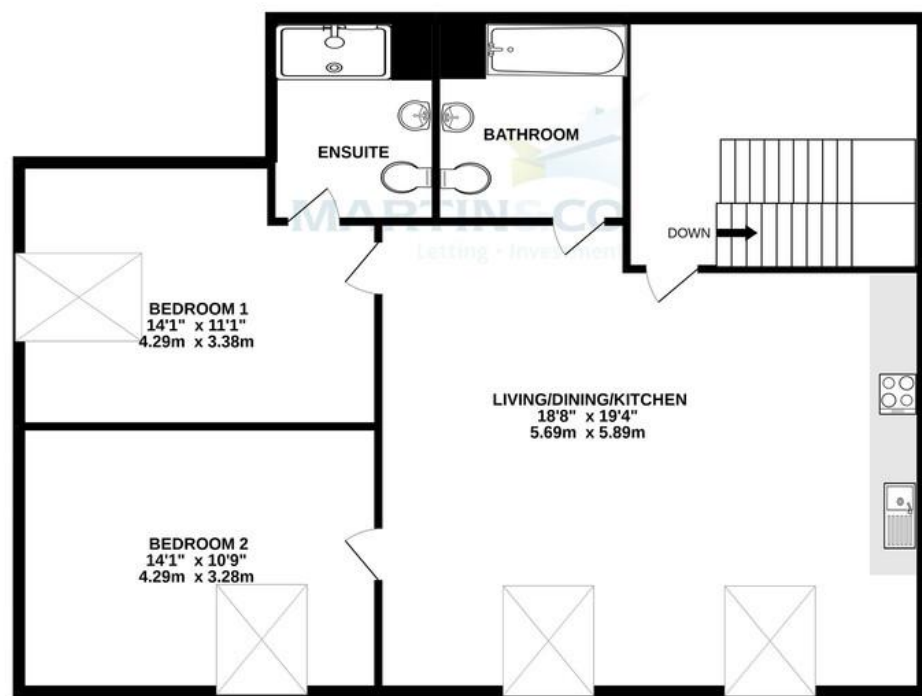


1ST FLOOR



2ND FLOOR

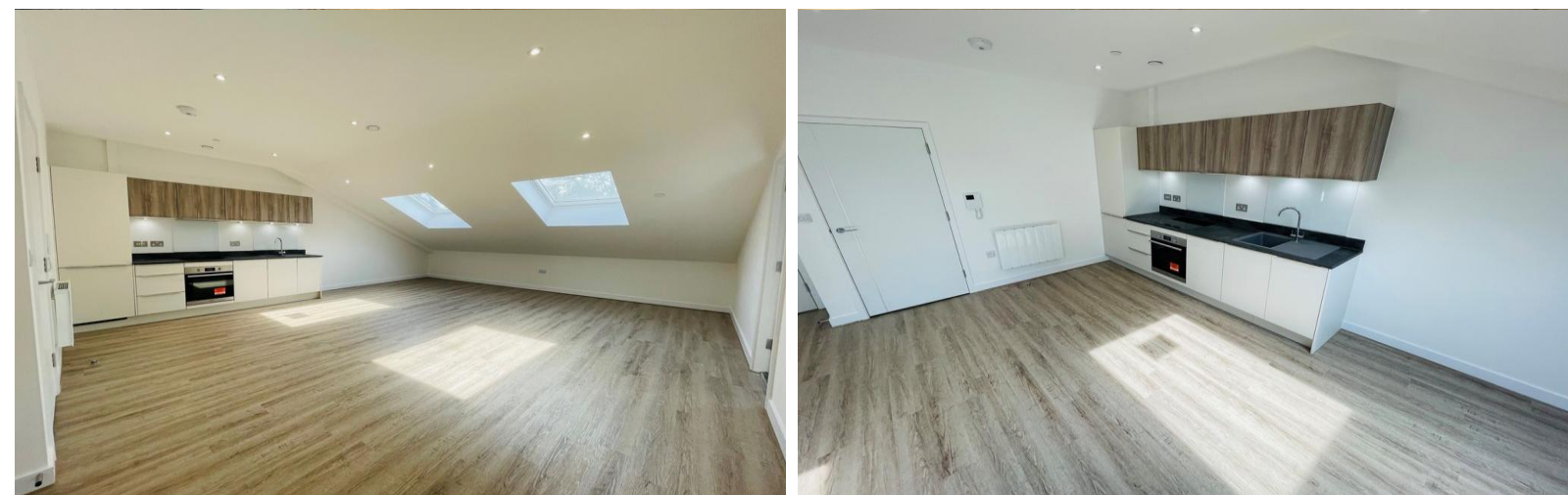


TYPE P

TOTAL FLOOR AREA : 1259sq.ft. (117.0 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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<http://www.martinco.com>



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.

Ashwood Park, Ashwood Way

2 Bedrooms, 2 Bathroom, Apartment

£1,400 pcm





Ashwood Park, Ashwood Way

Apartment,
2 bedroom, 2 bathroom

£1,400 pcm

Date available: 21st October 2024

Deposit: £1,615.38

Unfurnished

Council Tax band: C

- Large Two Bedroom Apartment
- White Goods included
- En-Suite Shower Room
- Luxury Bathroom with Quality Fittings
- Kitchen with a Dishwasher
- Parking for One Car
- Ideal for Sharers

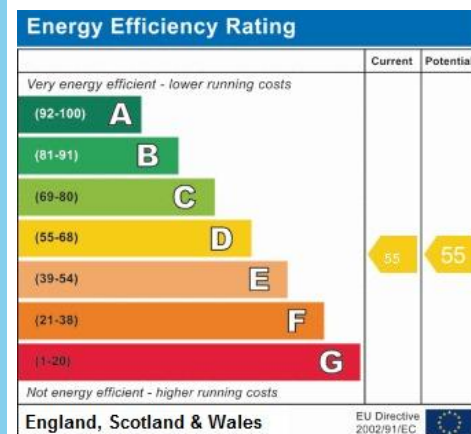
Large two bedroom apartment ideal for sharers as both bedrooms are 14'1 and there are two bathrooms. The kitchen area has built in appliances including a dishwasher.

GENERAL

Video entry phone system
Stainless-steel contemporary door furniture
Plank sun-dried oak effect flooring
Grey double-glazed windows
Combination blinds partial or full black-out
Water and electric separately metered
Fibre telephone/broadband connection to building
Flats - telephone and data ready

KITCHEN / UTILITY CUPBOARD

Brushed chrome sockets / switches to kitchen
Integrated fridge freezer Hotpoint dishwasher
Premium Laminate Worktop
Sink and mixer tap
Integrated single electric oven
Electric ceramic hob with touch control



Integrated kitchen extractor fan
Washer dryer

BATHROOMS

Modern toilet with built in cistern and soft close lid
Chrome mixer taps
Modern worktop and Wash Hand Basin
Shower screen to bath
Thermostatic shower LED mirror with shaver socket and demister function

LIGHTING, AV & VENTILATION

White LED downlights throughout
Modern white sockets / switches
USB points within Living room & Bedrooms
Wiring for TV, telephone and SKY Q points
Hard-wired smoke alarms
MVHR (Mechanical Ventilation with Heat Recovery) providing fresh air whilst retaining most of the heating energy
Sprinkler system to all upper level apartments

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

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 Rating D

Minimum Tenancy Term: 12 Months

Rent: £1,400 per month

Deposit: £1,615.38

