



1 Anchor Point, Southwold

Rent: £1295pcm

Plus Deposit (see over for details)

Unfurnished – Not Managed By Durrants

LOCATION

A centrally located apartment, close to all Southwold amenities and services.

DIRECTIONS

From Durrants Office on the High Street head north-west on high street/A1095 towards Buckenham Court, continue to follow A1095, destination will be on the left.

LENGTH OF AST

An initial 12 month contract.

DEPOSIT REQUIRED

A deposit of £1494 will be required.

RESTRICTIONS

We regret that the landlords will not consider applicants who are smokers.

PARKING

There is unlimited free parking on the Common nearby.

HEATING

Gas Central Heating

LOCAL AUTHORITY

Suffolk County Council/East Suffolk District Council

COUNCIL TAX BAND

C

ENERGY EFFICIENCY RATING

Energy Rating C

SERVICES

Mains drainage and supplies are connected. Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

VIEWING ARRANGEMENTS

Strictly by prior appointment with the agent's Southwold Office.

CONTACT US

98 High Street, Southwold, Suffolk, IP18 6DP

Tel: 01502 723292

Email: southwold@durrants.com

WWW.DURRANTS.COM



ANCHOR
POINT



Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

DESCRIPTION –

This is a centrally located, modern and immaculately presented two bedroom apartment which has been finished to a very high standard. This apartment has a south facing balcony and the sitting room has wonderful views down Southwold High Street.

The flat has gas fired central heating and additional underfloor heating in both the en-suite bath/shower room and the second shower room. The entrance from York Road has an intercom system and opens to a shared hallway with the stairs leading up to the flat entrance. The spacious, light and modern kitchen is fully equipped with white goods, has plenty of storage space and this room also benefits from a south west facing balcony. The main double bedroom has fitted cupboards and an en-suite bath/shower room, with the second double bedroom conveniently located directly opposite the second shower room. The apartment comes with secure bicycle storage fitted with two racks. There is also a common area for refuse bins situated on the ground floor.

There are three public parking spaces directly outside the apartment plus unlimited free parking available on the Common which is conveniently very close by.

PROPERTY FEATURES –

- CENTRAL LOCATION
- WONDERFUL VIEWS DOWN HIGH STREET
- OPEN PLAN SITTING ROOM/KITCHEN
- ALL WHITE GOOD INCLUDED (BUILT IN COOKER, WASHING MACHINE & FRIDGE/FREEZER)
- BEDROOM 1 WITH FITTED CUPBOARDS AND EN-SUITE SHOWER ROOM
- BEDROOM 2 WITH BUILT IN CUPBOARD
- SPACIOUS HALL STORAGE CUPBOARD
- BATHROOM
- SOUTH FACING BALCONY LEADING FROM SITTING ROOM
- SHARED ENTRANCE HALL WITH INTERCOM
- SECURE BICYCLE STORAGE



TERMS OF LETTING

1. Term of 12 months certain on the basis of an Assured Shorthold Tenancy. A rent of **£1295 including service charge** per calendar month will be payable in advance by standing order.
2. Council tax - tenant responsible for charge
3. Services - tenant responsible for other utilities that are not listed above
4. Deposit of **£1494** is required. If held by Durrants it will be held under the Government approved scheme run by The Dispute Service – full details available from Durrants or www.thedisputeservice.co.uk. No interest is paid on this amount.
5. If the deposit is held by the landlord Durrants will provide the name of the Government approved scheme the landlord is registered with.
6. The landlord will not consider applicants who are smokers.
7. Where Durrants manage a property they will make mid-term inspections.

8. Permitted fees which may be applicable:

Holding Deposit – One weeks rent, this is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within four weeks.

Security Deposit – This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid rent – Interest at 0.75% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.

Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys – Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Variation of contract - (Tenant request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer – (Tenants request) £50 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination – (Tenants request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

The processing time from a tenant deciding to take a property to them having possession normally takes an average of three weeks. If you would like a guide of the income level needed for the amount of rent required, contact us prior to referencing.

PLEASE NOTE BY SIGNING A TENANCY AGREEMENT YOU ARE ENTERING INTO A LEGALLY BINDING CONTRACT.