



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS

£995 Per month

4 Bread And Meat Close, Warwick, CV34 6HF

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Well presented Two Bedroom Apartment close to Warwick Town Center with allocated parking space.

Two bedroom first floor flat situated just outside the centre of Warwick, close to Warwick Racecourse.

The accommodation briefly comprises.

FIRST FLOOR:

ENTRANCE HALL with front entrance door, wall mounted heater and storage cupboard

LIVING ROOM (4.42m x 4.5m into bay) with double glazed window, wall mounted heater

FITTED KITCHEN (3.76m x 2.37m) with built-in oven, hob and microwave, range of units, integrated dishwasher and fridge/freezer, double glazed window, ceramic tiled flooring

BEDROOM ONE (3.33m x 3.30m) with double glazed window and wall mounted heater

EN-SUITE with shower cubicle, pedestal wash hand basin, low level WC, heated towel rail

BEDROOM TWO (3.95m x 2.75m) with double glazed window, built-in wardrobe, wall mounted heater

BATHROOM bath, pedestal wash hand basin, low level WC, wall mounted heater, airing cupboard, ceramic tiled flooring

EXTERNALLY: Communal grounds, allocated parking space via gated entrance

General Remarks

GENERAL REMARKS & STIPULATIONS SERVICES:

Mains water, electricity and drainage.

DEPOSITS

A Holding Deposit of one week's rent will be required prior to

satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - £50

Payment of interest for any late payment of rent at a rate of 3%

Loss of keys/security devices - £75

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

REGULATED BY RICS

APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

RESPONSIBILITIES:

TENANT: Internal decorations and minor repairs, garden maintenance

Lighting, heating, water, telephone.

LANDLORD: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
89-91 B		
82-88 C		
74-81 D		
69-73 E		
64-68 F		
55-63 G		
Below 55 G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC