



Flat 5 30 Gore Lane, Lincolnshire, PE11 1BN

£725 Per Calendar Month

TWO BEDROOM FLAT TO LET LOCATED IN SPALDING TOWN CENTRE

We are pleased to offer this charming two-bedroom flat located in the heart of Spalding town centre. The flat features a spacious open plan kitchen and living area, two generously sized double rooms and a family bathroom. The property benefits from having off road parking, town centre location and close to all amenities. Available now, Council Tax Band A, £836.53 deposit.

Entrance Hallway

Laminate flooring. Radiator. Doors leading to all rooms.

Kitchen Living Area

Upvc window to the side aspect. Laminate flooring. Base and wall units. Sink. Integrated oven with extractor hood and four ring electric hob. Tiled splash back. Space for washing machine. Radiator. Upvc door to the side leading into the enclosed rear court yard.

Bedroom One

Upvc window to the side aspect. Laminate flooring. Storage cupboard. Radiator.

Bedroom Two

Upvc window to the side aspect. Laminate flooring. Radiator.

Bathroom

Part tiled walls. Panelled bath with electric shower over. Wall mounted hand basin. Toilet. Tiled flooring. Radiator.

Exterior

To the rear of the property is a private enclosed courtyard.

Property Postcode

For location purposes the postcode of this property is: PE11 1BN

Viewings

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Rental Fees

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for

agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit:A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

Changes to the Tenancy:Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

Early Termination:If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices;Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Verified Material Information

Council tax band: A

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: As stated by Ofcom, Standard, Super Fast and Ultra Fast is available

Mobile coverage Indoor: As stated by Ofcom, EE, Three, o2 Vodafone is Likely over Voice and Data

Mobile coverage Outdoor: As stated by Ofcom, EE, Three, o2 Vodafone is Likely over Voice and Data

Parking: Driveway

Public right of way: Private

Flood risk: low risk of surface water flooding, medium risk of flooding from rivers and the sea

Coastal erosion risk: No

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: D

Floor Plan

Area Map



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Energy Efficiency Graph

