



23 Chapel Lane, Spalding, PE11 1BP

£745 Per Calendar Month

Ark Property Centre are delighted to offer this two-bedroom terraced property ideally situated just a short walk from Spalding's bustling town centre, offering easy access to local shops, cafes, and amenities. The property benefits from a lounge, modern kitchen, downstairs bathroom, two good sized bedrooms and a rear garden. Council tax band A, £859.61 deposit, available now!

Lounge 9'1" x 11'9" (2.79m x 3.60m)



Glazed PVC door to front opening to lounge. PVC double glazed window to front. Feature fireplace. Laminate flooring. Vertical column anthracite radiator. Built in meter cupboard. Sliding door opening to:



Kitchen 13'3" x 9'0" (max) (4.06m x 2.75m (max))



PVC double glazed window to rear. Matching base

and eye level units with roll edge worktop over. Tiled splash back. 4 ring electric hob with electric oven and grill under. One and a half bowl ceramic sink and drainer with mixer tap over. Space for fridge. Built in washing machine. Tiled flooring. Vertical column anthracite radiator. Built in under stairs cupboard. Door to:



Rear Hall 5'10" x 2'7" (1.78m x 0.81m)



PVC double glazed door opening to garden. Stairs to first floor landing. Door opening to:

Bathroom 5'10" x 5'1" (1.78m x 1.55m)



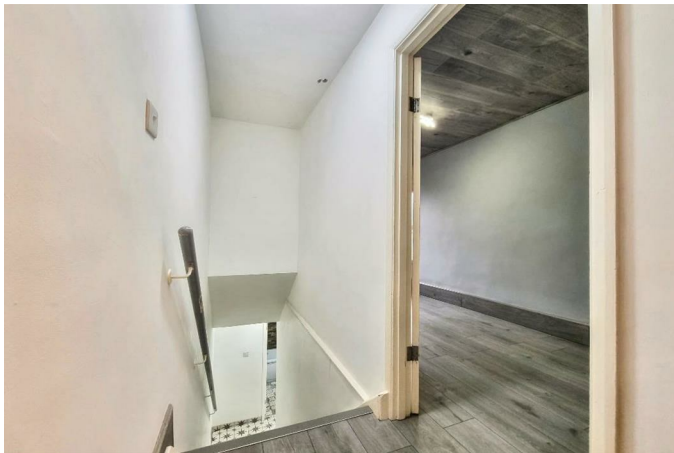
PVC double glazed window to rear. Fitted panelled bath with chrome taps over and thermostatic chrome shower riser with rainfall head and hand held attachment. Ceramic sink with chrome mixer tap set in vanity unit with built in storage. Concealed cistern WC with push button flush. Wall tiling. Tiled flooring. Anthracite heated towel rail.

Bedroom 1 11'9" x 9'1" (3.60m x 2.78m)



PVC double glazed window to front. Vertical column anthracite radiator. Laminate flooring.

Landing 3'3" x 2'7" (1.00m x 0.81m)



Loft access. Doors to bedrooms.



Bedroom 2 13'2" x 5'6" (4.03m x 1.69m)



PVC double glazed window to rear. Vertical column anthracite radiator. Laminate flooring. Built in storage cupboard.



Outside



The rear garden has an open aspect with neighbouring properties and has gated access to the rear.

Property Postcode

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

Viewing Arrangements

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.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Council tax band: A

Property construction: Brick built

Electricity supply: Yes

Solar Panels: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: No parking.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C74

Rental Application

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. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, 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.

Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

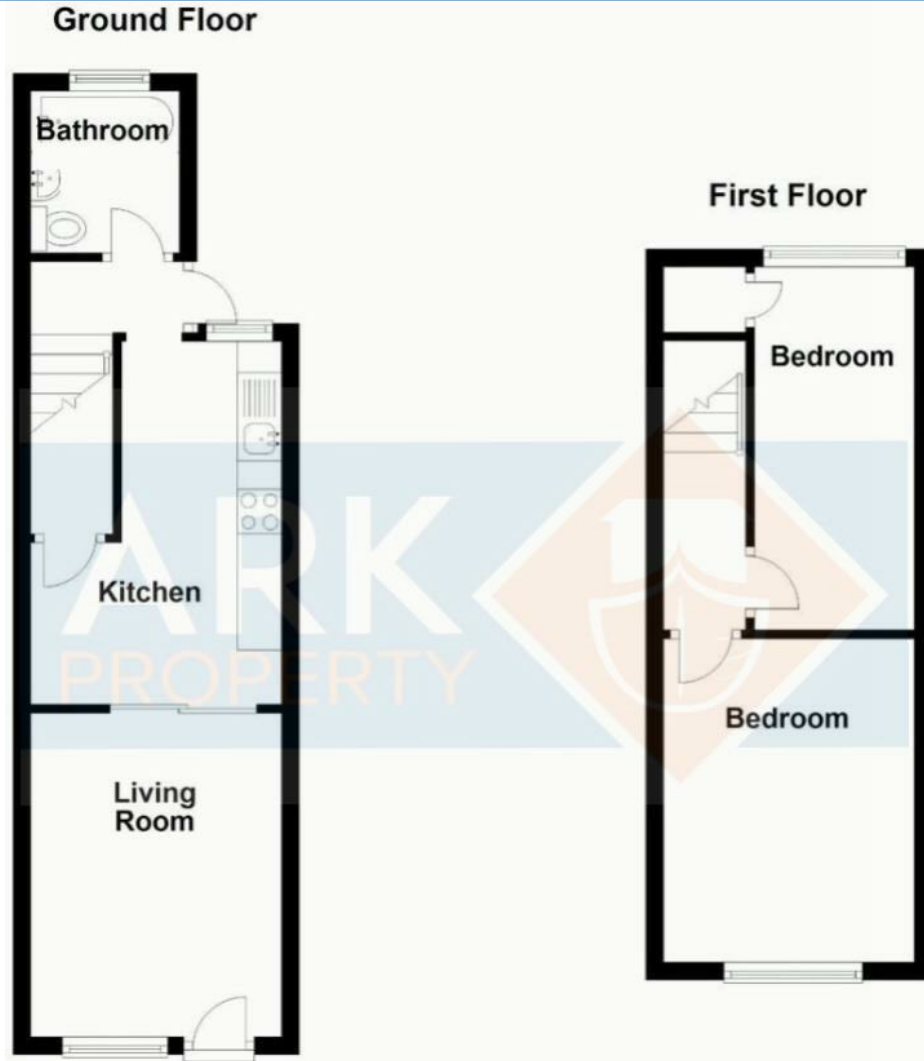
WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

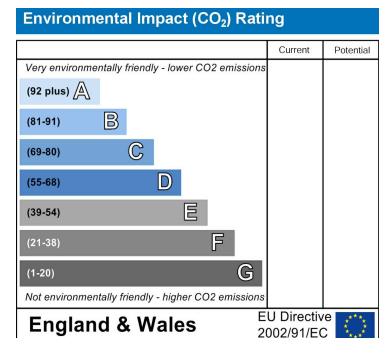
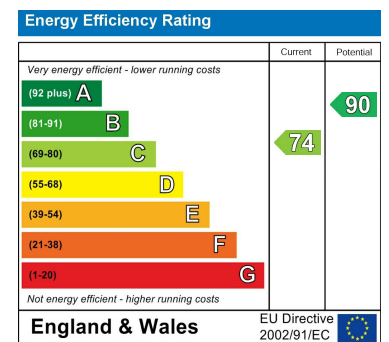
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

