



2 Lewis Court, Spalding, PE11 2GW

£925 Per Calendar Month

TO LET - THREE BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING.

Ark Property Centre are delighted to offer this modern three bedroom semi detached property located in Spalding. The property comprises of entrance hallway, downstairs wc, kitchen and lounge. Two double bedrooms, one single bedroom and a family bathroom. The property benefits from having off road parking, rear garden and has easy transport links if needed. Available beginning of July, Council Tax Band B and £1067.30 deposit.

Entrance Hall

Wooden flooring. Radiator. Under stair storage cupboard.

Cloakroom



Window to the front aspect. Wash hand basin with tiled splashback. Toilet. Ceramic flooring. Radiator.

Lounge



Patio doors leading into the rear garden. Wooden flooring. Radiator. Television point. BT point.

Kitchen/Diner



Upvc windows to the front and side aspect.

Ceramic tiled flooring. Cream base and wall units with black marble effect work surface. 1 ¼ sink with mixer tap. Gas oven and hob. Radiator. Television point. Boiler in kitchen cupboard. Space for washing machine and fridge/freezer. Door leading to the side of the property.

Landing



Loft access. Fully carpeted stairs and landing. Storage cupboard. Smoke alarm.

Master Bedroom



Window to the rear elevation. Fitted carpet. Radiator.

Bedroom Two



Window to the front elevation. Fitted carpet. Radiator.

Bedroom Three



Window to the rear elevation. Fitted carpet. Radiator.

Bathroom



Window to the front elevation. Three piece suite comprising a bath, toilet and wash basin. Lino flooring. Tiled walls. Shaver point.

Exterior



The front garden is laid to lawn and to the side of the property is off road parking for two cars.

Rear Garden

The rear garden is fully fenced and laid to lawn with a small patio area and garden shed.

Property Postcode

For location purposes the postcode of this property is: PE11 2GW

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: B

Annual charge: N/A

Property construction: Brick

Electricity supply: Mains

Solar Panels: N/A

Other electricity sources: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas

Heating features: N/A

Broadband: As stated by Ofcom, Standard,

Superfast and Ultrafast are available.

Mobile coverage: As stated by Ofcom, EE is likely over voice and data, Three, O2 and Vodafone are limited over voice and data

Parking: Driveway

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: Surface water- low, rivers and the sea- low, other flood risks- Groundwater, flooding from groundwater is unlikely in this area. Reservoirs- flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

Floor Plan

Area Map



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Energy Efficiency Graph

