





A compact one bedroom duplex apartment situated in the heart of the town centre with a wide range of amenities within walking distance. The accommodation briefly comprises: entrance hall and open plan lounge/kitchen with built-in kitchen appliances on the ground floor whilst to the first floor there is bedroom and shower room. The property benefits from modern electric heaters and on-site parking when available. Available end September. Unfurnished. Energy rating E.

ENTRANCE HALL

Giving private and direct access into this apartment. Doors to the side of the building and into the central communal courtyard. Inner hall with stairs rising to first floor with under stairs storage area. Opening through to:

LOUNGE/KITCHEN

13' 7" x 9' 1" (4.14m x 2.77m)

Two windows to each side. Wall mounted high efficiency storage heater. TV & telephone points. Original skirting. High ceiling. The kitchen area has a range of base and eye level units with work surface over. Integrated electric oven, hob & extractor hood. Integrated fridge. Space and plumbing for a washing machine. Stainless steel sink/drainers with mixer tap. Extractor fan.

STAIRS & LANDING

Doors to the shower room and:

BEDROOM

9' 10" x 9' 1" (3m x 2.77m)

Two windows. Electric heater.

SHOWER ROOM

Pedestal wash hand basin, low level toilet and fully tiled shower cubicle. Electric towel heater. Obscure glazed window.



OUTSIDE

Parking is available for the exclusive resident use of these apartments on a first come, first served basis.

COUNCIL TAX

Band A

FEES

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utility Supplies: including payment for communication services (broadband etc) and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.



Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

