



Market Street, Abertillery

£525 PCM

Council Tax Band A



**** VIEWING AVAILABLE NOW ** BENEFITS
ACCEPTED WITH GUARANTOR ** NO PETS
** NO SMOKING INSIDE ** EPC RATING: D **
We are pleased to offer for rent this two
bedroom maisonette located in the heart
of Abertillery town centre.**

Briefly comprising lounge, kitchen and lower ground floor bathroom.

- Double Glazing
- Gas Central Heating
- Two Bedroom Maisonette
- Fitted Kitchen
- Lower Ground Floor Bathroom
- Lounge

Rooms

Viewings - We receive a large number of enquiries for our properties. If you would like to view this property, please contact us on the listed telephone number.

Holding Deposit - £121.15 - payable by debit/credit card

Rent - £525.00 - payable by debit/credit card initially. All future rent payments should be made by standing order. Card payments are available, however due to clearance times this should be paid 5 working days before your due date.

Deposit - £605.00 - payable by debit/credit card

Council Tax - Band - A

Additional Information - We like to save paper and The Environment! Please don't ask us to print a copy of these details unless it is absolutely necessary, ALL of the property information we hold is displayed on our websites and can be downloaded if required. If you have viewed a property and wish to proceed with an application you will need to pay the holding deposit, the amount is listed within each property information and is the equivalent of one weeks rent. However, this cannot be paid until your application form(s) and ALL documentation is received. Please collect an application form from our office or alternatively you can download our tenancy application form and guarantor application form (where appropriate) from our website. www.assetstates.co.uk/tenants

Please Note - You are not required to pay a holding deposit, however for anyone that opts not to pay this, the property will not be held in anyway. We can only accept one holding



deposit per property and therefore they will be accepted on a first come, first serve basis. This is a legal requirement and we cannot alter this in anyway. The documents available are for residential applications only, please contact us if your application is for commercial premises. The holding deposit must be refunded but can be used toward your first month's rent or bond if requested. When refunded it will be paid to the bank account listed on the first applicant information on the application form. However if your application is successful and you opt to withdraw your application the holding deposit will not be refunded.

Please Note 2 - Unless otherwise agreed all applicants in receipt of housing benefit or aged 21 or below will also require a guarantor. The guarantor must earn sufficient wages to cover their bills and your rent should you fail to pay. All documentation is required for applicant(s) and guarantor(s) Each property will confirm if BENEFITS, PETS or SMOKERS are considered. Where pets are accepted the bond deposit amount will be more, please contact us for more information. Your application will be processed within a maximum of 15 days, after which time you will either be offered a tenancy or rejected. Please note: ALL applicants, including guarantor(s) will need to attend at the time of sign up. We are unfortunately unable to complete sign up's on weekends. Available dates are approximate and are subject to change without notice.

Entrance Hallway

Kitchen

10'9" x 6'5" (3.33m x 2m)

Lounge

11' x 10'9" (3.38m x 3.33m)

Bathroom

8'2" x 6'4" (2.52m x 1.96m)

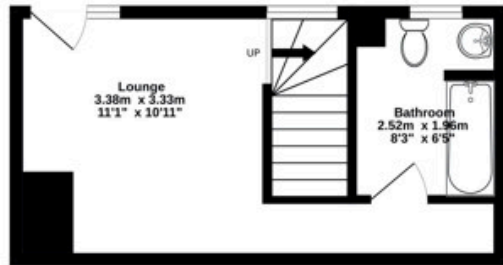
Bedroom One

12'6" x 11'9" (3.87m x 3.65m)

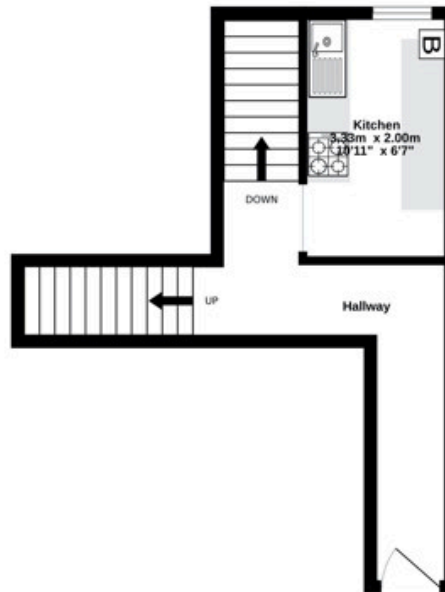
Bedroom Two

12'7" x 11'6" (3.9m x 3.56m)

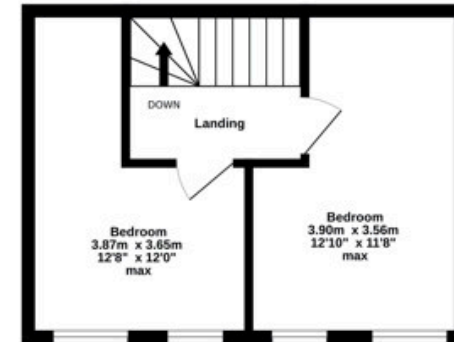
Ground Floor
20.7 sq.m. (223 sq.ft.) approx.



1st Floor
20.4 sq.m. (219 sq.ft.) approx.



2nd Floor
25.6 sq.m. (276 sq.ft.) approx.



TOTAL FLOOR AREA : 66.7 sq.m. (718 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			