





Property Description

A two bedroom top floor apartment which was completely refurbished within the last couple of years, located just a five minute walk from the mainline station complete with an allocated parking space and a useful Study room. This attractive property has been transformed from top to bottom featuring all modern fixtures and fittings perfectly suited to a professional person or couple. **Viewings for Saturday 14th February Initially**



Communal entrance

Inner hallway

Study

Good sized living room

A modern fitted kitchen

Appliances including a dishwasher

Two double bedrooms

A contemporary shower room

A newly installed boiler system

Laminate flooring throughout

Down spot lighting throughout

One allocated parking space

Council Tax band D

EPC rating band C



Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).