



Millias Close, Brough, HU15 1GP
£850 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - An immaculately presented first floor apartment. The accommodation features an entrance hall with storage, spacious lounge diner with a large bay window, kitchen with integral appliances, 2 bedrooms and a bathroom. Outside there is an allocated parking space.



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Key Features

- OFFERED UNFURNISHED
- First Floor Apartment
- 2 Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen With Appliances
- Allocated Parking
- EPC = C
- Council Tax = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

COMMUNAL ENTRANCE

With intercom system to the apartment.

THE APARTMENT

ENTRANCE HALL

With a built-in cupboard and access to the accommodation.

LOUNGE DINER

A generous reception room with a large bay window enjoying fabulous elevated views.

KITCHEN

With a range of fitted units, worksurface and a sink unit. Integral appliances include an oven, hob, fridge freezer, dishwasher and a washer dryer.

BEDROOM 1

A bedroom of double proportions.

BEDROOM 2

BATHROOM

With a three piece suite comprising WC, wash basin and bath.

OUTSIDE

Allocated parking within the communal carpark.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check

we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold) We will require One Months rental in advance. Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£196.15). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Philip
Bannister
Estate & Letting Agents

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

