FINE HOMES
always there for you
ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



Livery Street

, Leamington Spa, CV32 4NP

Rent £1,295 PCM

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, Leamington Spa, CV32 4NP

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Viewing

Please complete the this ‘’Viewing Application Form” for information we need, we will then contact you to arrange a viewing.
Its very IMPORTANT: you read the 'Tenants: Important Information. And Q&A' and Rent, Holding Deposit & Deposit Etc - in the property details. It tells you what we are offering etc.
It enables to qualify you quickly and set up the viewing with the correct date, (ie name, number and email).
1. Most important! - You must read the Property details we have provided, especially re ‘Tenants: Important Information. And Q&A - Landlords Preferences’ and Holding deposits and move in dates and the‘, these are on the web and in the PDF brochure?
2. We need your registered home address where you live now.
3. We need to know Who will be living at the property? Names and Titles, (Mr, Mrs etc) Full Names as on your passport (first and last names) and (relationship) - **We legally have to check every tenant on the UK Sanctions List.**
4. Are you or will you all be in full-time employment, more than 12 months? –
5. Have double checked the Landlord Preferences for Pet Requirements?
6. When are you looking to move in and have you given notice. (Sorry If more than 1 month, unless you are prepared to make up the rent, please do not apply? -
7. When are you available to view, bear in mind our viewing hours are weekdays only, 9.30 am to 5pm? Please suggest a few times.-
8. If you do not have a UK passport, Do you have the right to rent?
9. Do you have any unspent criminal convictions

Viewing Application Form

To view this property: BEFORE YOU CONTACT US - READ THROUGH the 'Tenants: Important Information. And Q&A'
Then complete the "Viewing Information Application Form" that has 9 questions.
Copy & Paste into on property portals RMove Request details’ Or Zoopla ‘Email agent’
it allows us to qualify you quickly , prior to the viewing.
1. Most important! - You must read the Property details we have provided, especially re ‘Tenants: Important Information. And Q&A - Landlords Preferences’ and Holding deposits and move in dates and the‘, these are on the web and in the PDF brochure?
2.You will be expected to take the property with in one month of viewing it. (Sorry If more than 1 month, *unless you are prepared to make up the rent. Please do not apply) –
3. We need your registered home address where you live now.
4. We need to know Who will be living at the property? Names and Titles, (Mr, Mrs etc) Full Names as on your passport (first and last names) and (relationship) - We legally have to check every tenant on the UK Sanctions List.
5. Are you or will you all be in full-time employment, more than 12 months? –
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Tenants: Important Information. And Q&A -

Please note:
• The property is NOT a HMO and Not suitable for sharers, students, smokers, NO PETS DUE TO IT BEING A FLAT.
• All applicants over the age of 18 must pass a successful reference validation.
• Right to Rent checks will be completed for all applicants as required by the Immigration Act 2014
• Full Names will be needed for UK Sanctions check List.
• All applicants must be free from adverse credit, including CCJs and IVAs, as anything that affects your credit rating, past or present, will be taken into consideration.
• Self employed applicants must provide one year's accounts on a SA302 form, showing a net profit of at least 30 times the monthly rent.
• We do not accept guarantors.
• Income from Universal Credit, pensions, or savings can be considered on a case-by-case basis. If you rely on these, please email us with the details. Proof of how savings have been accumulated will be required.
• You need view the property in person before you can hold it.
• The landlord has expressed a preference small family (2 adults 1 child), No sharers

-Rent, Holding Deposit & Deposit etc

*If you require us to hold a property for more than 3 weeks, we will expect a contribution to the void period of rent, over this time. Non-Refundable and Non-negotiable.

- Rent = £1295.00 - Holding Deposit = £298.00 - Deposit = £1494.00

(minus the Holding Deposit)
- Qualifying single or joint salary of £41250.00pa
- The holding deposit will be held for 2 weeks whist reference checks are carried out.
- If there is a satisfactory result, the holding deposit will be converted to your Deposit.
- If References and Right to Rent is Un satisfactory, you will lose the Holding Deposit.
NB: Before contacting Fine Homes, you must read this information

Client Money & Deposits
Our tenants Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.
Council Tax - D EPC - C

Communal Entrance
Access to Stairs & Elevator, Basement (car parking & recycling room), all other levels. Post box area and Intercom door entry system.

Entrance Hall
Doors to Open to all rooms and Airing cupboard, Intercom system, wood laminate flooring.

Open Plan Kitchen, Lounge, Diner - Kitchen Area
9'0" x 7'0" (2.74 x 2.13)
Modern fitted kitchen with ample units and worktop surface. White goods include electric hob with extractor chimney hood above, electric fan assisted built under oven, fridge and freezer, Dish washer,

Lounge Diner Area
11'5" x 11'10" (3.48 x 3.61)
Juliet Balcony with Double glazed French Doors to front aspect with views over livery Street. Power points,

Bedroom 1
12'6" x 12'6" (3.81 x 3.81)
Tapering to 9'3 (3.81m x 3.81m tapering to- Double glazed window to front aspect, Freestanding double wardrobes x 2.,

Bedroom 2
10'3" x 8'8" (3.12 x 2.64)
Double glazed window to front aspect,

Bathroom
8'4" x 5'4" (2.54 x 1.63)
Comprising a 3 piece suite with panelled bath with mixer taps with Mains mixer shower above and screen, pedestal wash hand basin, low level WC, part tiled walls,

Airing Cupboard/Small Utility
Water tank and water meter, washing machine supplied.

Underground Secure Parking
Roll up for via key fob, allocated parking space 100, Communal access via stair or elevator, Meter room, Recycles room.

Communal Terrace 1st Level
Communal terrace patio area to 1st level.





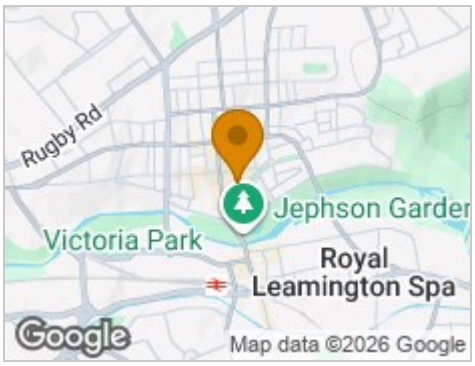

Road Map



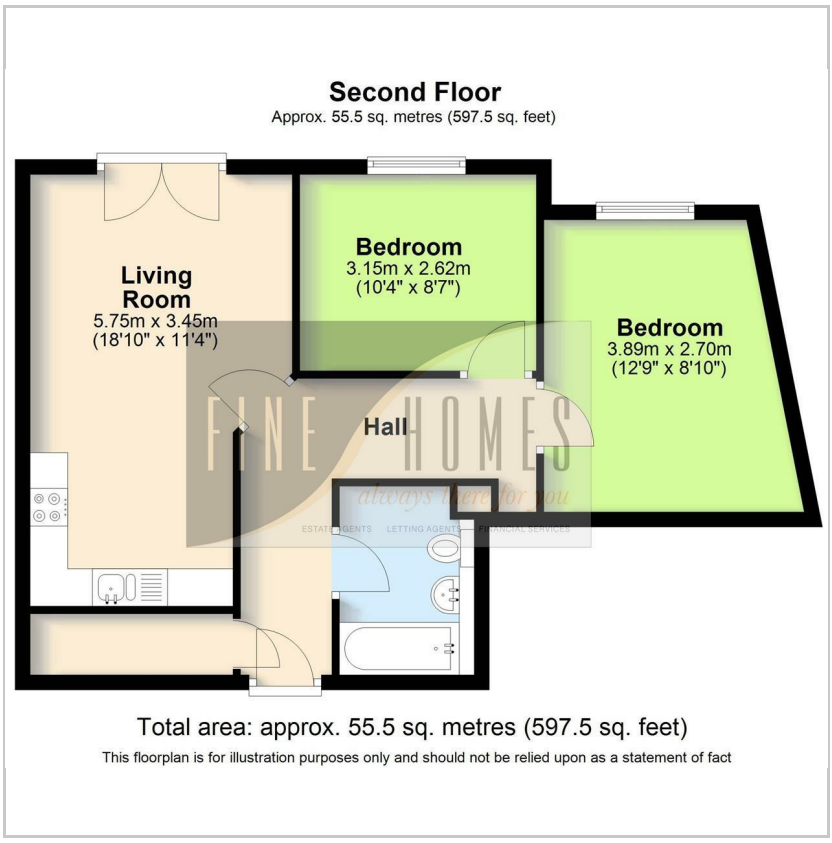
Hybrid Map



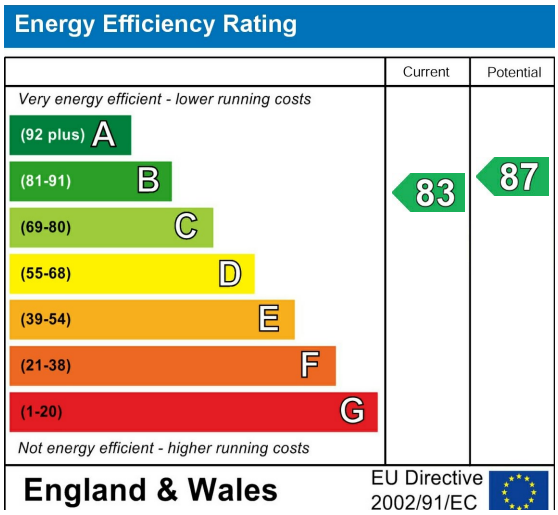
Terrain Map



Floor Plan



Energy Efficiency Graph



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