ARK PROPERTY









Flat 3 Bank House, Holbeach, PE12 7DN

£550 Per Calendar Month

One-Bedroom Flat in Holbeach Town Centre – Available after16th December

Ark Property Centre are delighted to offer to let this spacious one-bedroom flat, ideally situated in the heart of Holbeach town centre, within easy reach of local shops and amenities.

The accommodation comprises an entrance hallway, kitchen, lounge, one bedroom and bathroom. The property also benefits from a gas combi boiler.

Conveniently located for access to local amenities, this property would be ideal for anyone looking for a home in a central location.

Council Tax Band: A
Deposit: £634.61
Available: 16th December

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall
Carpet flooring. Skirting. Front door.

Lounge




Carpets with skirting. Painted walls. Power points. Wooden sash window

Kitchen




Fitted kitchen with upper and lower units. Integrated cooker, hob and extractor. Stainless steel sink and mixer tap. Space for washing machine

Bedroom




Carpets with skirting. Painted walls. Power points. Wooden sash window.

Bathroom



Lino flooring, painted walls with tiles around wet areas. WC, hand wash basin and bath unit with mains shower. Wooden window.

Property Postcode
For location purposes the postcode of this property is: PE12 7DN

Viewings
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Ark Property Centre
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Rental Fees
Holding Deposit:A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit:A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above
Changes to the Tenancy:Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher
Early Termination:If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.
Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.
Lost Keys or Other Security Devices;Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

Disclaimer

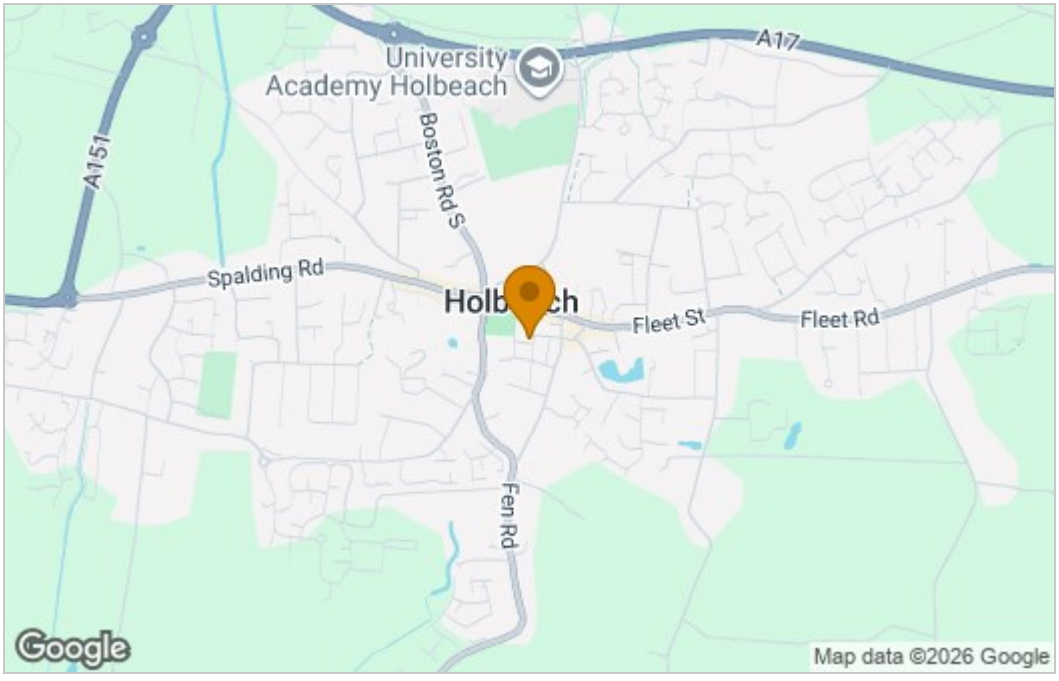
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Floor Plan

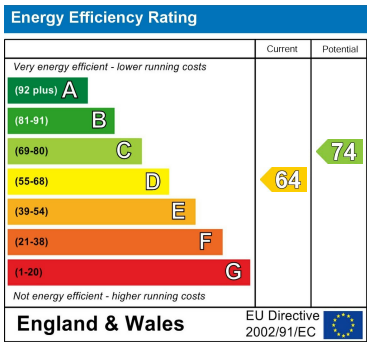


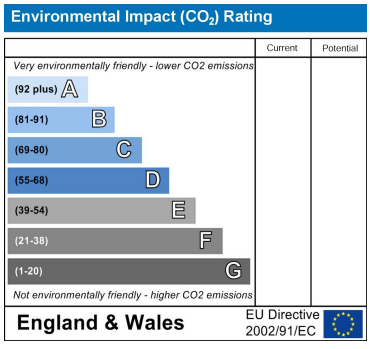
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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