Bloore King & Kavanagh
Sales & Lettings









Flat 15 Garrick Court

Lichfield, WS13 7DR

£850 Per Calendar Month

Property Description
A very well presented one double bedroom second floor flat located in a convenient spot within walking distance to Lichfield town centre.

Benefitting from recent refurbishment and briefly comprising; lounge, fitted kitchen, double bedroom and bathroom with shower over. Gas central heating and double glazing installed throughout and communal gardens offered to the rear.

Communal parking is available nearby to the property and an allocated garage is available in a separate block.
EPC - D / CT Band - B

Approach
The flat entrance is located on the second floor.
Additional storage is offered on the second floor landing.

Entrance Hallway
6.20m x 0.91m (20'4" x 2'11")
Doors leading to all rooms. Built in storage available housing boiler. Consumer unit installed on wall.

Lounge
3.40m x 3.64m (11'1" x 11'11")
Windows to rear.

Fitted Kitchen
4.06m x 2.06m wp (13'3" x 6'9" wp)
A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring electric plated hob and plumbing for a washer. Window to front.

Double Bedroom
3.03m x 3.64m (9'11" x 11'11")
Windows to front.

Bathroom
Three piece bathroom suite comprising; low level flush, pedestal wash hand basin and bath with mains fed shower over. Window to front.

Outside
Communal gardens offered to the rear. Communal parking is available nearby to the property and an allocated garage is available in a separate block.

Tenant Information No Pets
Money Laundering:
We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.

Referencing:
Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is subject to these checks. There is no cost for this to the tenant









Holding Deposit:
To reserve a property a holding deposit will be taken. The holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.

Pets:
Unfortunately this property does not allow pets.

Security Deposit:
A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

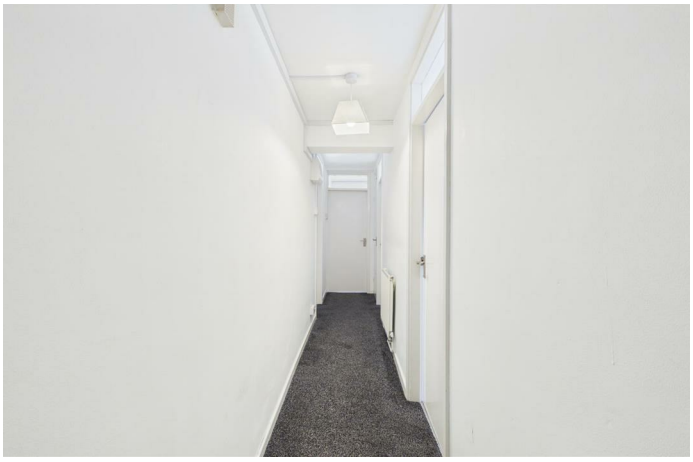
Allowable Fees:
Lost Keys: Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

Late or Default Payments
Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

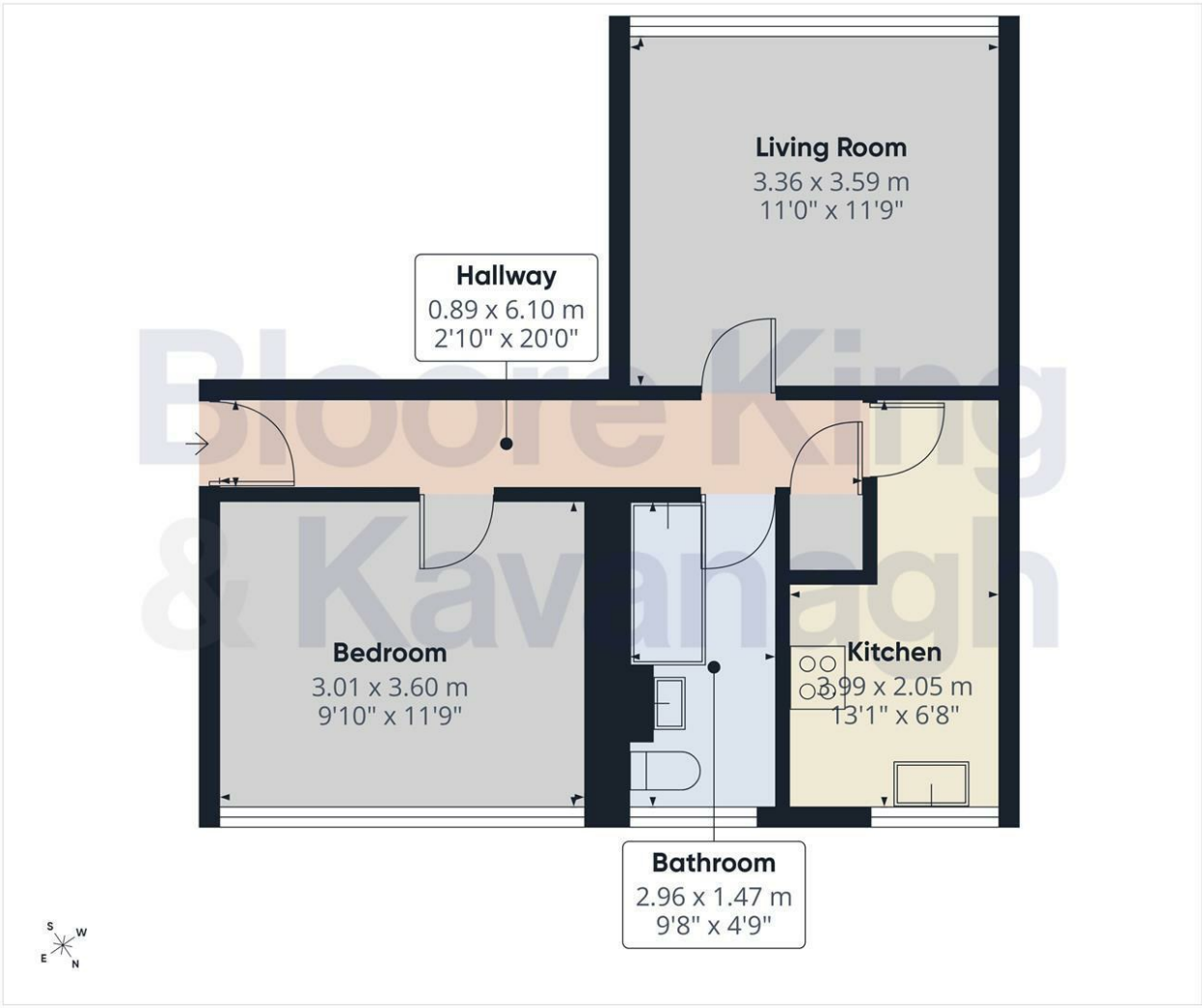
REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.











FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements