

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



41 Malthouse Lane

, Kenilworth, CV8 1AD

Rent £2,650



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Viewing

****IMPORTANT**:** If you want to view this property. First you must read the 'Tenants: Important Information. And Q&A' below it explains what information we need from you etc.

Then Copy the 9 Viewing Information questions below. This tells us about you with no mistakes.

Paste to either info@finehomes.org.uk : RMove 'Request details' Or Zoop 'Email agent' property portals.

This allows us quickly qualify you and arrange a viewing.

If you cannot, then email us.

9 Viewing Information questions below

1. Most important! - Read 'Tenants: Important Information. And Q&A - Landlords Preferences' and Holding deposits . 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? (Titles, (Mr, Mrs etc) Full Names, as shown on your passport (first & last names) (and relationship) **We need to check the UK Sanctions & AML Checks** -
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 and have you given notice. **(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, bearing in mind our opening hours? Please suggest a few times. -
8. If you do not have a UK passport, do you have the right to rent?

Tenants : Important Information. And Q&A

The initial Tenancy will be a AST and on May the 1st 2026 the tenancy will automatically convert to a periodic tenancy with 2 months' notice

Please note:

- 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 OFSI Check
- 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 for a family
- The property is NOT a HMO and suitable for sharers, students, smokers, or pets.

-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 = £2650 = Holding Deposit = £611- Deposit = £3057.00 (minus the Holding Deposit)

- Qualifying single or joint salary of £85500 Pa

- The holding deposit will be held for 2 weeks whilst 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 * EPC C Council D
Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.

EPC Rate C & Council Tax Band D

Entrance Hall

- *All room sizes can be found on the floor plan**

Cloakroom

Kitchen Breakfast

Lounge

Dining Room

Studdy

Utility Room

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Shower room

Front

Rear



Road Map



Hybrid Map



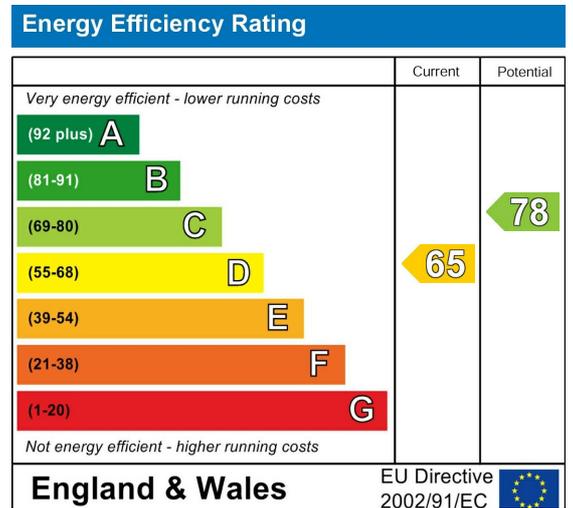
Terrain Map



Floor Plan



Energy Efficiency Graph



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Whilst every effort has been made to ensure their accuracy, Fine Homes Estate Agents do not accept any errors in these details, nor do they constitute a contract. These details are issued on condition that all negotiations are conducted via Fine Homes Estate Agents

