



69 Little London, Spalding, PE11 2UE

£900 Per Month

A beautifully refurbished two-bedroom home in a popular Spalding location.

This attractive property has been completely renovated throughout to a high standard, including a full electrical rewire, new plumbing, new boiler and new roof, offering modern, comfortable living with peace of mind.

The ground floor comprises a stylish kitchen/diner, comfortable lounge, useful utility room and convenient downstairs WC.

Upstairs are two spacious bedrooms and a modern family bathroom.

Outside, the property benefits from a single garage and off-road parking to the side, together with a rear garden providing useful outdoor space.

Presented in excellent condition throughout, this well-finished home offers modern accommodation in a convenient Spalding location.

Early viewing is highly recommended.

Lounge 14'0" x 12'0" (4.27m x 3.66m)

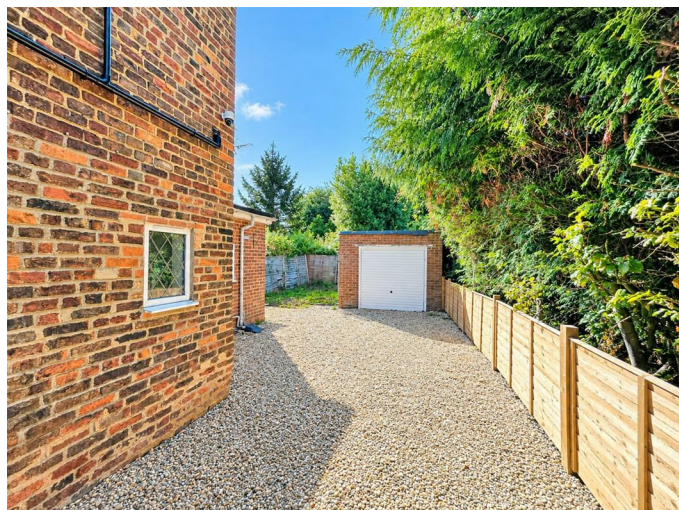
Kitchen Diner 14'0" x 14'0" (4.27m x 4.27m)

Utility Room 10'0" x 7'10" (3.05m x 2.39m)

Bedroom One 14'0" x 12'0" (4.27m x 3.66m)

Bedroom Two 10'11" x 7'8" (3.35m x 2.34m)

Garden



Laid to lawn, with access to garage and driveway.

Single Garage

Single garage and off road parking.

Property Postcode

For location purposes the postcode of this property is: PE11 2UE

Viewing Arrangements

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.

Rental Application

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. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Payments in respect of Council Tax; Tenants are

required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Other electricity sources:

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE is good outdoor and variable in home, O2, Three and Vodafone are good outdoor.

Parking: Driveway and Single Garage

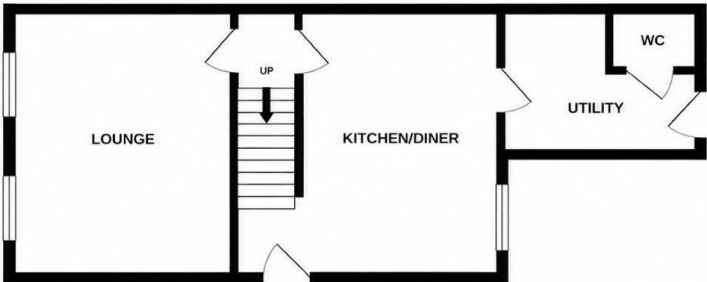
Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area

Planning permission: Please refer to South Holland District Council for any local planning applications

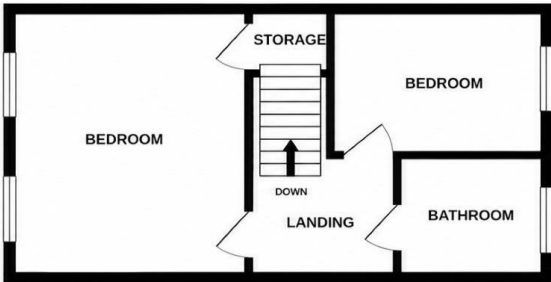
Energy Performance rating: D

Floor Plan

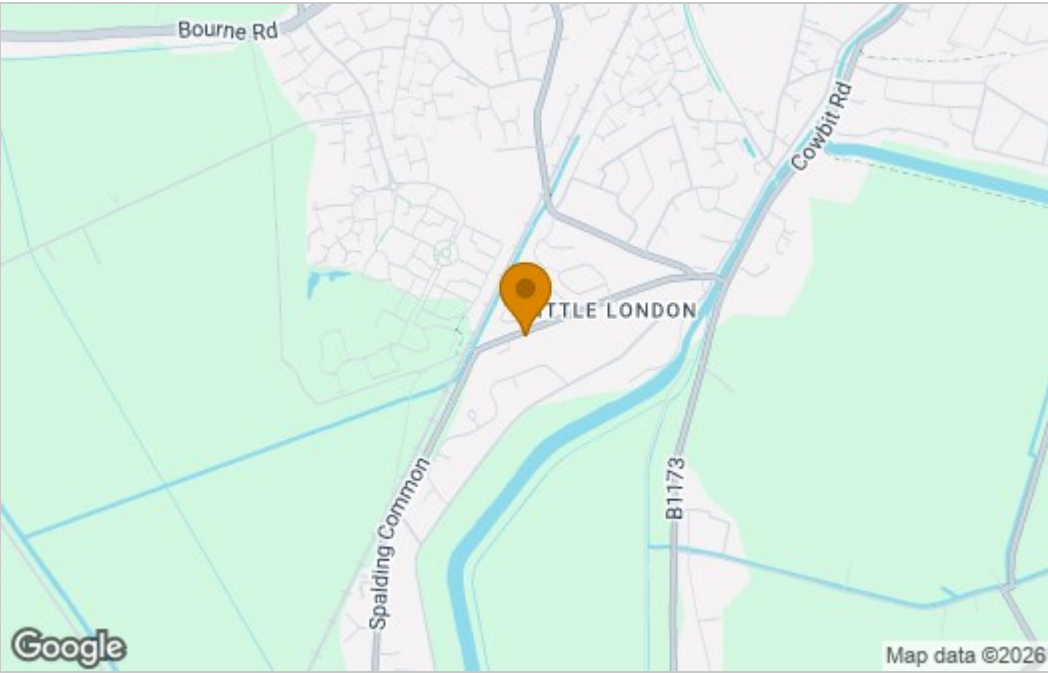
GROUND FLOOR



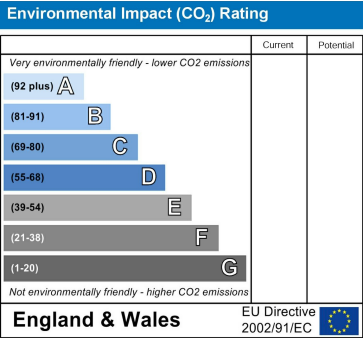
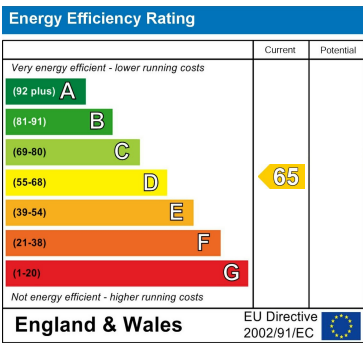
1ST FLOOR



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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