QUANTUM

SALES & LETTINGS



28 White Cross Road , York YO31 8JR
£4,225 PCM













STUDENT PROPERTY | 5 Bedrooms | Low deposit | Kitchen Diner and Separate Living area | Perfect location for St Johns University | Close to the City Centre | £195 per person per week | Bills Included | EPC D | Council Tax Band C

Brochure Agency Info
We' are members of the Property Redress Scheme - Membership; PRS010183.

We are members of the Propertymark Client Money Protection Scheme (C0006926).

Broch- Student Payments (Managed)
You will be asked for a holding deposit 6 months before your tenancy commencement date. You will receive an invoice from Quantum with details of the amount, the account details for payment and a payment reference code unique to you.

• Your damages (traditional) deposit will be £500 per person and is to be paid to Quantum . You will receive an invoice from Quantum with details of the amount and the account details for payment.

• You will continue to be invoiced monthly by Quantum for your rent.

Broch Application Process
You will shortly be asked to pay a Holding deposit, equivalent of one weeks rent.

The only circumstances in which you will





lose the holding deposit are;
• If you provide false or misleading information
• If you fail a right to rent check
• If you withdraw your application- unless a Landlord imposed a requirement or acted in such a way that it would be unreasonable to expect a tenant to enter into a tenancy agreement.
• Fail to take steps to enter into the tenancy agreement

The referencing will consist of a credit check, income check and previous landlord check if applicable. You will be sent a link to complete via email from a company called Goodlord. Applicants should be aware that their gross income should be 2.5 times the annual rent. If a Guarantor is required, their income should be 3 times the annual rent. Please note the income used can only be made up from basic salary. The referencing company will not use extra hours/overtime/bonuses etc. For example, if you are contracted to 20 hours per week then this would be the basic salary

If a tenant has any concerns over their credit history they should discuss this with a member of staff before proceeding with referencing. Failing to do so could end in losing the holding deposit.

A Deposit will be paid on completion of referencing that is equivalent to 5 weeks rent. This will be deposited into one of the protection schemes within 30 days.

You will then be asked to sign the tenancy agreement. on move in day you need to pay the rent.

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

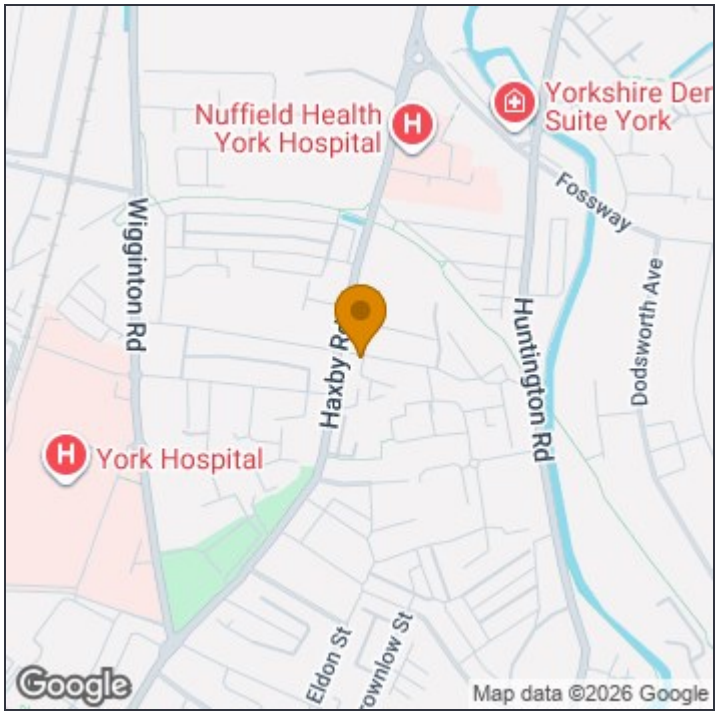
1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.

2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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