

TO LET



Chaloner Hall Apartments, Guisborough

2 Bedrooms, 2 Bathroom, Ground Floor Flat

£815 pcm



Chaloner Hall Apartments, Guisborough

2 Bedrooms, 2 Bathroom

£815 pcm

Date available: Available Now

Deposit: £940

Unfurnished

Council Tax band: D

- Newly Redcorated Throughout
- Two Double Bedrooms
- Bathroom & Ensuite
- Gardener Included
- Private Garden
- Gas Central Heating
- Double Glazing

FULL DESCRIPTION Martin & Co Guisborough is excited to bring to the market this one of a kind two bedroom ground floor apartment. Perfectly located within walking distance of Guisborough town centre. This apartment boasts a deceptively spacious accommodation. Enjoy the luxury of secure allocated parking and a private enclosed garden, perfect for either relaxing or entertaining. Internally, the apartment briefly comprises of: hallway with ample storage, two double bedrooms, one with ensuite, separate bathroom, open plan living room with fully fitted kitchen area. Full gas central heating system, double glazing throughout and a door intercom entry system are a perfect addition. Gardener included in rental. Early viewing advised.

INTERNALLY

GROUND FLOOR

HALLWAY 18' 8" x 3' 3" (5.69m x 0.99m) Central heating radiator, inset lighting, laminate effect flooring, door entry system and two storage cupboards.





BEDROOM 17' 0" x 10' 6" (5.18m x 3.2m) uPVC DG window, central heating radiator, carpet flooring and Inset lighting.

BATHROOM 8' 10" x 6' 0" (2.69m x 1.83m) Panelled bath with bath shower mixer over, vanity wash hand basin with light up, heated mirror over, low level WC with push button flush, storage cupboard, fully tiled walls, inset lighting, vinyl floor, towel radiator and extractor fan.

LIVING ROOM 15' 11" x 14' 4" (4.85m x 4.37m) Three uPVC DG windows, two central heating radiators, laminate effect flooring and uPVC door leading to the private garden.

KITCHEN 8' 3" x 7' 11" (2.51m x 2.41m) Fitted with a range of wall, base and drawer units with laminate work surfaces and splash backs, 1.5 stainless steel inset sink with mixer tap over, stainless steel extractor fan,

inset extractor fan, range of integrated appliances, vinyl flooring and uPVC DG window.

BEDROOM 15' 8" x 11' 7" (4.78m x 3.53m) uPVC DG window, central heated radiator, inset lights and carpet flooring.

ENSUITE 5' 8" x 5' 3" (1.73m x 1.6m) Shower cubicle, vanity wash hand basin with mixer tap with mirror storage cupboard over, low level WC with push button flush, towel radiator, fully tiled walls, down lighter, extractor fan and vinyl flooring.

EXTERNALLY

GARDEN This apartment is the only one in the block which benefits from its own private garden. Fence enclosed with gated access to the side. Pebbled for low maintenance with raised bed to center and modern patio area. Steps leading to its own private entrance via the living room.



CAR PARK The property comes with secure parking accessed via key fob, with one allocated space and visitor parking with access from Rectory Lane.

PLEASE NOTE The apartment benefits from a mains smoke alarm system, intruder alarm, fully insulated, a door entry system and one allocated secure parking space. Gardener included in rental price.

Documents that may be required - Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits award letter, WFTC award letter.

Holding Deposit - A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

Reference Checks and Credit Worthiness - All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		





Martin & Co Guisborough

83 Westgate • • Guisborough • TS14 6AF

T: 01287 631254 • E: Guisborough@martinco.com <http://www.martinco.com>

01287 631254



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.