ARK PROPERTY









22 Fieldfare Croft, Boston, PE21 8ED

£800 Per Calendar Month

Well-Presented Two Double Bedroom Home with Garden & Parking

A well-presented two-bedroom home situated on the outskirts of Boston, conveniently located close to local amenities, schools and Pilgrim Hospital.

The property offers two double bedrooms, both with built-in wardrobes, a fitted kitchen with built-in oven and electric hob, and a separate dining room with patio doors leading to the enclosed rear garden. Outside, there is a private garden with lawn and patio areas, along with allocated off-road parking for two vehicles.

Ideally positioned within a short drive of Boston town centre, with Tesco, Asda, Aldi and Lidl nearby.

Council Tax Band A. £923.07 deposit, available now.

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Lounge 8' 1" x 6' 11" (2.46m x 2.11m)




A cosy, welcoming living space featuring durable laminate flooring, a UPVC window offering plenty of natural light, and a central heating radiator.

Dining Room 8' 1" x 6' 11" (2.46m x 2.11m)



A versatile secondary reception space complete with laminate flooring and a useful storage cupboard. Double-glazed patio doors open directly onto the private garden.

Kitchen 8' 1" x 5' 10" (2.46m x 1.78m)



A smartly designed, functional kitchen space fitted with standard eye and base-level cupboards, drawers, a stainless steel sink, and a built-in cooker with an electric hob.

First Floor Landing

Bedroom One 13' 1" x 8' 8" (3.99m x 2.64m)




A bright double bedroom featuring a smooth skimmed ceiling, carpeted flooring, a radiator, and generous built-in fitted wardrobes to maximise space plus an additional built-in storage cupboard.

Bedroom Two 9' 0" x 6' 11" (2.74m x 2.11m)




A second double bedroom equipped with carpet flooring, its own fitted wardrobe and radiator

Bathroom 6' 1" x 5' 11" (1.85m x 1.8m)



A clean, white three-piece suite comprising a bath unit, WC, washbasin, radiator, classic tiled splashbacks, and easy-to-clean lino flooring.

Exterior



Patio area, laid to lawn with shed.

Property Postcode

For location purposes the postcode of this property is: PE21 8ED

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

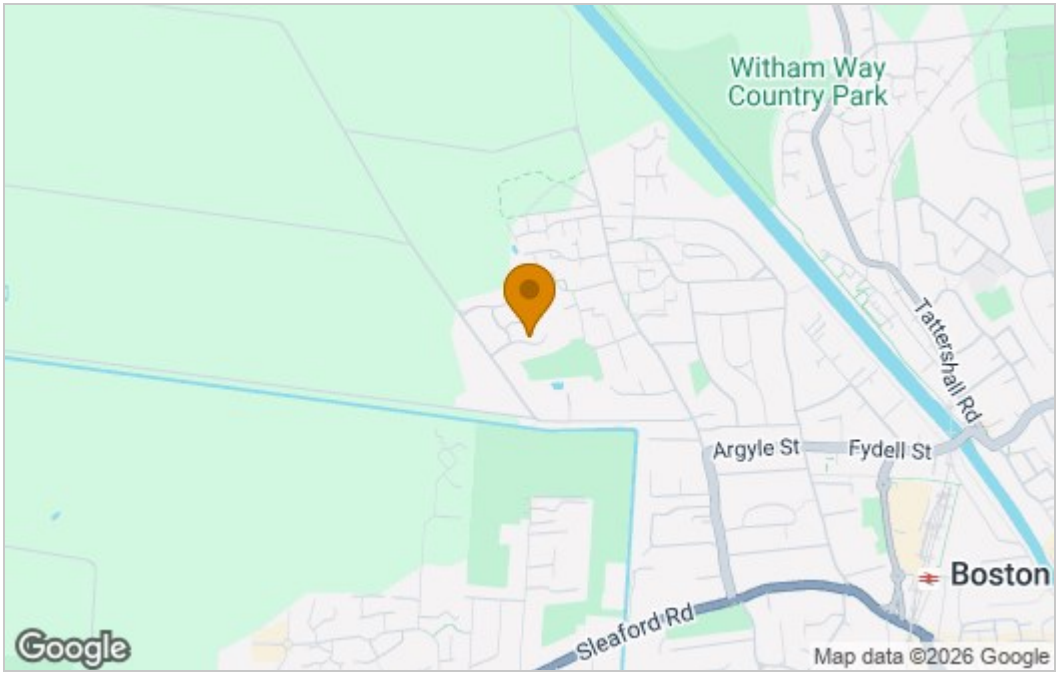
Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect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

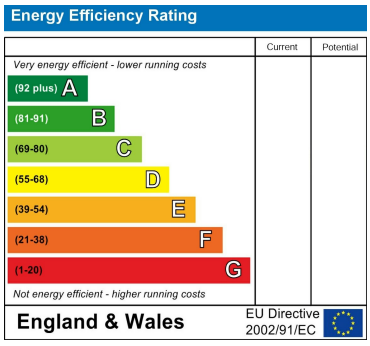
instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.
Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.
Payments for utilities; 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

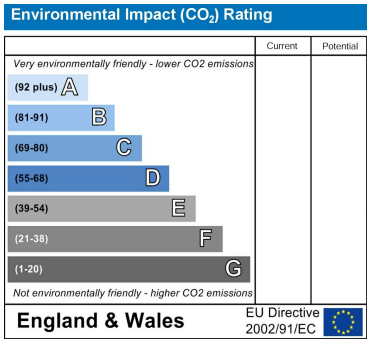
Floor Plan

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.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk