



28 Balmoral Terrace
, York YO23 1HS

28 Balmoral Terrace , York YO23 1HS £1,885 PCM

Balmoral Terrace | Ideal For Students/ Working Sharers | Great Location | 3 Double Bedrooms | Furnished | £145pppw excluding bills | Heslington Campus Accessible Via Millenium Bridge | Available NOW | EPC Rating D | Council Tax Band B

Material Information

This information has been obtained from our Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is Band B; The Local Authority is the City of York Council.

The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a Gas Fired Combination boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk





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 one month's rent +£100. 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.

Brochure Agency Info

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

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

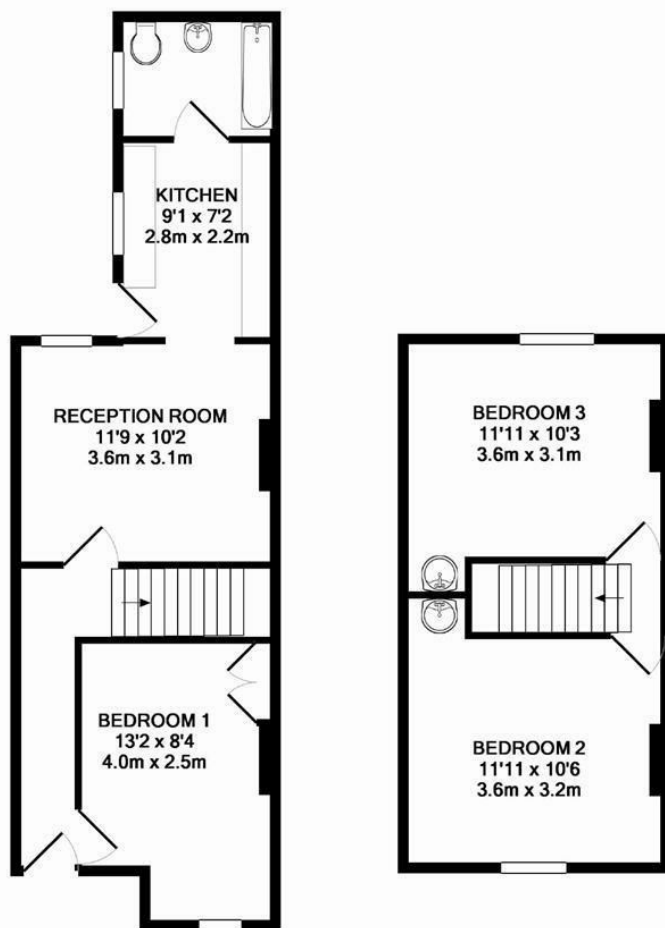
Brochure Permitted Payments.

As well as paying the rent and utilities, communication services and council tax, you may also be required to make the following permitted payments.
Permitted payments

Before the tenancy starts (payable to Quantum Estate Agency Ltd. 'the Agent')
Holding Deposit: 1 week's rent
Deposit: One Month's rent + £100.
During the tenancy (payable to the Agent)

Payment of £50 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3%
Payment of up to £50 for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.
No charges will be made to the tenants at all relating to:
Administration, Referencing, Guarantor Referencing, Right to Rent checks, Renewal Fee (Fixed Term), Inventory, Check-in, Check out, Renewal Fee (Periodic) Fee to Test Smoke Detectors



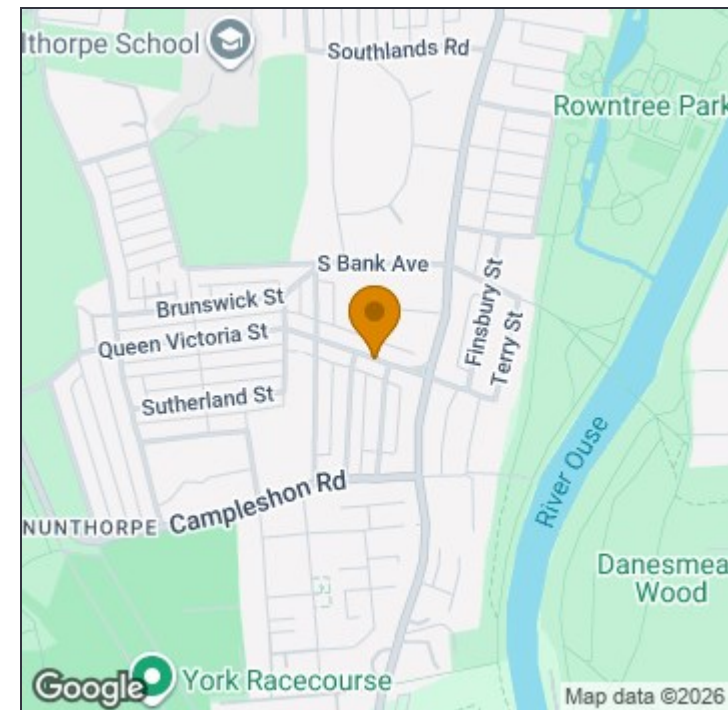


GROUND FLOOR
APPROX. FLOOR
AREA 36.9 SQ.M.
(397 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 26.0 SQ.M.
(280 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.9 SQ.M. (677 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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