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VIRTUAL VIEWINGS

FLAT 5, 10 SECOND AVENUE, HOVE, BN3 2LH

£1,500 PER MONTH

A two bedroom THIRD (TOP) FLOOR FLAT in a CONVERTED PERIOD BUILDING in SOUGHT AFTER CENTRAL HOVE. The accommodation comprises entrance hall, spacious lounge, separate fitted kitchen, bathroom, exposed floorboards, gas central heating, EPC E,.

- THIRD (TOP) FLOOR FLAT
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER CENTRAL HOVE
- OFF HOVE SEAFRONT
- SPACIOUS LOUNGE
- SEPARATE FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM
- SOME EXPOSED FLOORBOARDS
- GAS CENTRAL HEATING

THIRD FLOOR

ENTRANCE HALL
Skylight window, exposed floorboards, radiator.

LOUNGE
Seven windows to bay, exposed floorboards, storage cupboard, entry phone system, radiator, door to:

KITCHEN
Granite worktops with cupboards under, tiled splashback, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, electric hob, washing machine, fridge, wall mounted boiler, recessed downlighting, window to side.

BEDROOM 1
Window, feature cast iron fireplace, dado rail, radiator.

BEDROOM 2
Small double, window, radiator.

BATHROOM
Fitted with white suite comprising Panelled bath with mixer tap and shower attachment, screen to side, pedestal wash hand basin, low level WC, part tiled walls, ceiling spotlights.

COUNCIL TAX BAND B - £2,006.23

ADDITIONAL INFORMATION
NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check or provide materially significant false or misleading information. The holding deposit will be offset against the first months rent.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

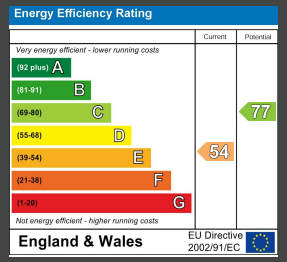
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: B
Maintenance: n/a
Lease Length: n/a
Ground Rent: n/a

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DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have 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. 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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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