



Gardenfield Higham Ferrers NN10 8FL

Monthly Rental Of £725 pcm

Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Total area: approx. 54.4 sq. metres (585.2 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Agent of the Year
WINNER 2018

2018

Available from early June is this modern two bed roomed ground floor apartment which was built by Linden Homes in 2016 and features its own rear garden and allocated off road parking space. Benefits include gas radiator central heating, uPVC double glazing and stainless steel built-in kitchen appliances. The accommodation briefly comprises entrance hall, kitchen/living room, two bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via front door to:

Entrance Hall

Living/Kitchen Area

18' 6" x 11' 4" (5.64m x 3.45m)

Bedroom One

11' 4" x 10' 5" (3.45m x 3.18m)

Bedroom Two

10' 2" x 7' 10" (3.1m x 2.39m)

Bathroom

Outside

Off road parking for one car

Rear Garden

Council Tax

We understand the council tax is band B (£1,480 per annum. Charges for 2020/2021).

Energy Performance Certificate

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and to Let Alliance who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

More information on how we hold and process your data is available on our website – www.richardjames.net

Tenant Requirements

- First month's rent of £725 pcm
- Deposit of £836
- Your details will be submitted to our referencing company Let Alliance, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £167 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£1,561 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.