







Games Larder Rangemore Hall, Burton-On-Trent, DE13 9RE

£1,500 Per Month

Now available to let is the exquisite Grade II Listed Games Larder located within the Private Gated Community of Rangemore Hall, in Rangemore Mews.

This beautiful property has been tastefully restored and renovated to enhance the original features of the Games Larder's heritage, whilst adding a modern and elegant twist via the cedar clad new extensions. Upon entering you are greeted by an open plan kitchen/living area with feature bi-fold doors facing onto a patio area with a large wrap around woodland garden. Leading from the kitchen you enter the first of 2 'Game Larder's', which is a large bathroom, fully modernised to a high specification, including a rainfall shower, stand alone roll top bath - This bathroom exudes elegance and class. Linking the two larders is a hallway with a large window facing over the woodland garden and further access to the wrap around garden. Leading onto the second Game Larder which is the Master Bedroom. Again, beautifully renovated to a high standard, enhancing the original features, the ceiling is really something!

This property is available for EXECUTIVE LET ONLY - including but not limited to companies and working individuals. Please enquire with our lettings team to register an interest and get more information about this exquisite property.

GAMES LARDER



Exquisite 1 bedroom character property located within the grounds of Rangemore Hall.

LOUNGE



Spacious living/dining area with an abundance of natural light with bi-fold doors leading to he woodland garden. Finished with a traditional style electric stove.

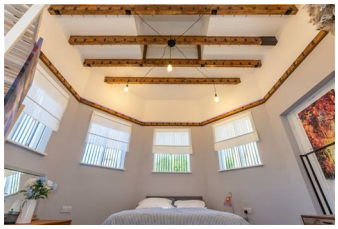
KITCHEN





Newly fitted kitchen with fitted oven, electric hob, extractor fan and space for washing machine.

BEDROOM





Spacious bedroom complimented with grey carpets, newly decorated and feature ceilings.

BATHROOM









Spacious bathroom with tile effect lino flooring, rainfall shower with sleek shower tray and screen, roll top bath, sink unit and heated towel rail.

PLEASE NOTE

We are a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman. The information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property

All fees & charges are shown inc VAT.

Holding deposit (per tenancy): £461.53
One week's rent Please Note: This will be withheld 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).

Security Deposit (per tenancy, Rent of less than £50,000 per year): £2,307.69

Five weeks' rent. This covers damage 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 and 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):

£60 (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):

£60 (inc VAT) 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.

Early Termination (Tenant's Request):

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy

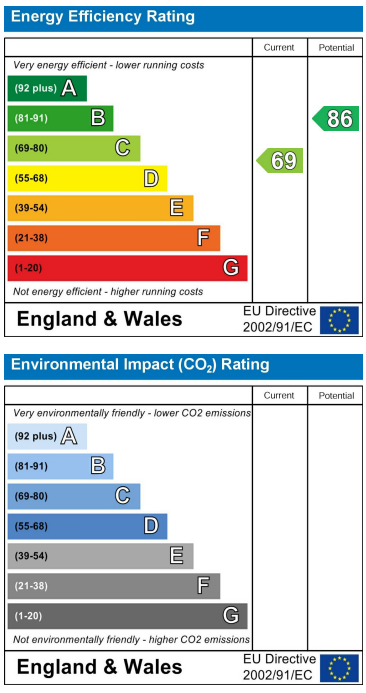
Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England and Wales, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

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.

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