



Apartment 7 2 Queens Road

Richmond, DL10 4DN

£825 Per month



**** FABULOUS EXECUTIVE APARTMENT ** SECOND FLOOR **** Living area with Juliet balcony | Modern open plan kitchen area | Two bedrooms with balcony type Velux windows | Modern bathroom with underfloor heating | Parking space | Town centre location

This super apartment comprises of an entrance hallway, large living area and open plan kitchen area, two double bedrooms, and a bathroom.

The property benefits from modern electric heating, underfloor heating in bathroom, double glazing and offers the availability of satellite TV, Freeview, and digital radio. The apartment is one of eight units beautifully renovated from The Old Cinema building. It provides very individual living accommodation with plenty of character and offers superb access to Richmond town centre, being located just off the market place.

This second floor apartment is accessed via a large communal atrium with stairs leading up to the entrance door to the apartment.



Important Information
Deposit - £950

Council Tax Band C

Deposit - the deposit is refundable at the end of the tenancy, subject to the property being left in the same condition as when it was taken.

Property Holding Fee - £190 is required at application stage to secure the property. This is not an additional fee but rather will be deducted from the first months' rent at the outset of any successful tenancy. The fee will be refunded if we are unable to proceed with your application, e.g. due to references. If however you decide not to proceed for any reason we will retain this fee. Similarly, the fee will be retained if you fail Right to Rent checks, or if you have provided false or misleading information, or where you do not provide relevant information to assess your application.

On applying for a property we require a completed application from all persons on the tenancy agreement along with a deposit and photo ID. If a guarantor is required, an application is required from the guarantor along with photo ID.

If you wish to take a tenancy, we require credit, employers, and landlord references. As a rough guide we recommend that the tenant's gross salary is equivalent to at least two and half times the monthly rental income. Tenants are usually required to be prior residents in the UK for at least 6 months. Where a Tenant is unable to meet the required income or credit checks, the Tenant may possibly have a Guarantor agree to underwrite any rent liabilities.

Rent is due in advance. The first month's rent must be paid in advance once the tenancy agreement is signed upon checking into the property. Further rental payments are due by standing order.

Rent is exclusive of all services and taxes unless otherwise stated.

Where the tenants have requested a change in the tenancy (such as swapping tenants), the landlord will charge a fee of £50 (including VAT) to make this change.

Entrance Hallway

Door opening into built-in cupboard offering good storage. Separate doors from entrance hallway open into bedrooms and bathroom. Further door opening into,

Kitchen Area

14'1" x 9'0" (4.31 x 2.75)

Range of modern white glazed base and wall units with down lighting. Work surfaces with tiled splashbacks. Built-in electric oven with four ring ceramic hob and stainless steel extractor hood over. One and a half bowl stainless steel sink unit with drainer and mixer tap. Plumbed for automatic washing machine and dishwasher. Inset ceiling lights. Vinyl tiled effect flooring.

Living Area

20'6" x 19'9" (6.26 x 6.02)

Window to rear aspect. Double doors with Juliet balcony opening onto side elevation. Two large Velux windows to side elevation, one of which opens as a balcony type window. Wall lights. TV and telephone points. Electric radiator.

Bedroom One

12'1" x 11'1" (3.70 x 3.40)

Velux balcony type window to side elevation. Electric radiator.

Bedroom Two

11'11" x 9'4" (3.65 x 2.85)

Velux balcony type window to side elevation. Window to front aspect. Electric radiator.

Bathroom

7'11" x 5'5" (2.42 x 1.67)

Modern three piece suite in white comprising of panelled bath with shower over and glass shower screen; pedestal wash hand basin; and low level WC. Mirrored vanity unit over sink. Inset ceiling lights. Vinyl tiled effect flooring with underfloor heating. Heated towel rail. Extractor fan. Separate door leading back into living area.

Outside

Outside to the rear of the property is a private car park with an allocated parking space and bin store.

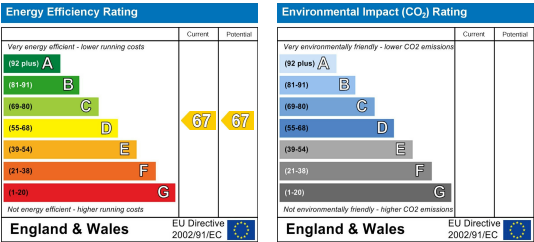
Area Map



Floor Plans



Energy Efficiency Graph



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