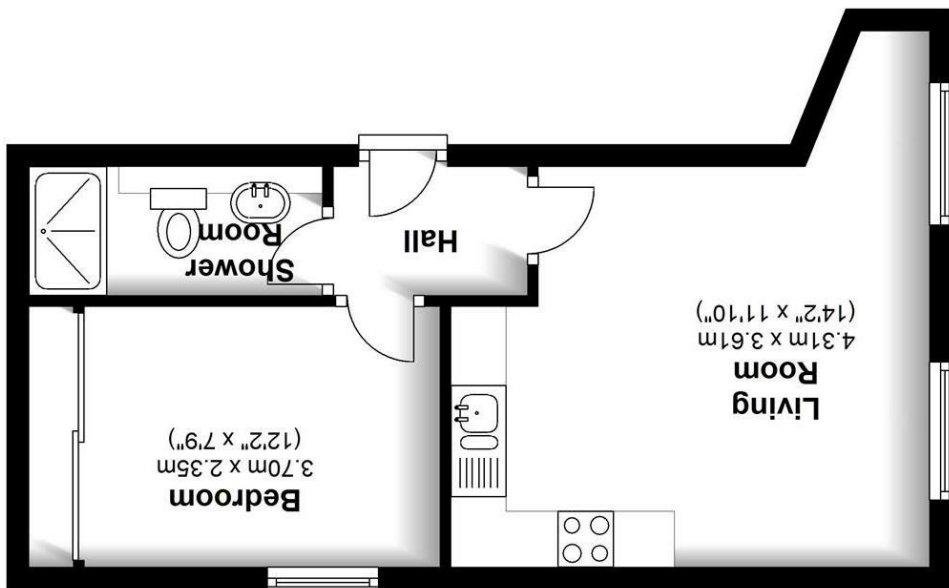


Potential	Current	England & Wales Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs 70 49
		EU Directive 2002/91/EC England & Wales

Environmental Impact (CO₂) Rating

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

Total area: approx. 30.3 sq. metres (326.3 sq. feet)

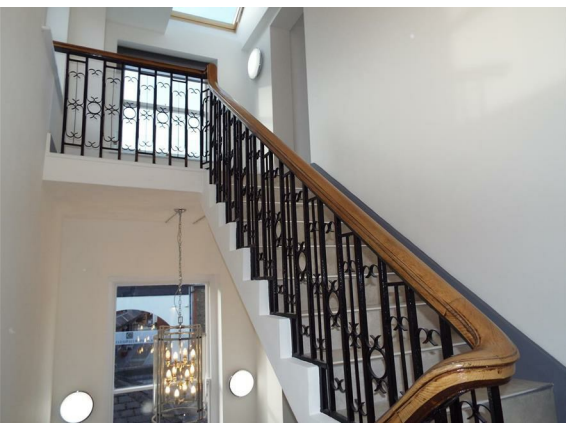


Approx. 30.3 sq. metres (326.3 sq. feet)

Top Floor



Furnished £1,400 PCM



Property Description

A beautifully presented one bedroom first floor FULLY FURNISHED apartment set within a historic building which has been refurbished to an excellent standard in the very heart of the City. A short walk of the mainline station, shops, bars, and restaurants and all the City centre has to offer.



Fully Furnished

Communal entrance with video phone
Keyless entry

Impressive entrance stairway

Living room/kitchen with integrated appliances

Double bedroom with built-in wardrobes

Modern shower room

Tiled flooring throughout

Electric heating

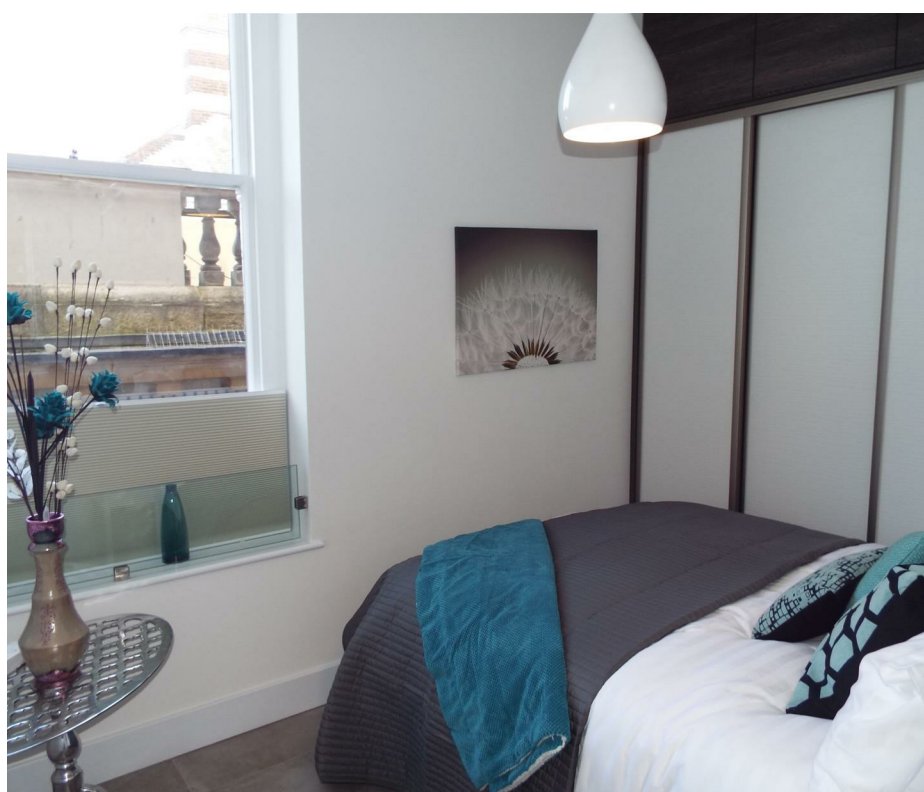
Character features

City centre location

Permit Parking

EPC rating band D

Council Tax Band B



Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).