

17 Edison Drive  
Upton  
Northampton  
NN5 4AB



**Cadman Homes**  
Family Owned, Family Run, Family Values

# 17 Edison Drive

## £850 Per Month

### About the Agent

Viewing is strictly by appointment via the sole agents, Cadman Homes. We are a local, family owned and run firm of estate and letting agents covering the Rugby, Lutterworth, Coventry and Leamington areas.

If you are unsure of the value of your home, or simply haven't chosen an agent to sell or let it, we'd love to show you what we can do for you. For valuations, mortgages, conveyancers and more contact the local office.

We specialise in character and village properties, as well as small new build sites.

### Important Info (The legal bit)

To secure a property the following is required; holding fees; one week's rent is required to hold the property; this will be deducted from the 1st months' rent when you move in. Once this money has been taken the property will be removed from the market while references are carried out, you must take possession of the property within 14 days, unless agreed otherwise. The holding fee is non-refundable in the event of, but not exclusive to, the following; you have provided false information which will result in a credit check fail (such as having County Court Judgements, IVA, or have been bankrupt), or any information supplied is incorrect. If you change your mind, this holding fee is also non-refundable. A security deposit equal to 5 weeks rent will be required. Default Charges include; Interest on rent arrears – a maximum of 3% above the Bank of England base rate can be levied and only once the rent is over 14 days late. Change of sharer fee – capped at £50 including VAT. Should early termination be agreed, you will be liable for all of the landlord's costs associated with re-letting the property. Cadman Homes' client money protection Policy Number is 0177250 via UKALA. [www.ukala.org](http://www.ukala.org)



Local Authority

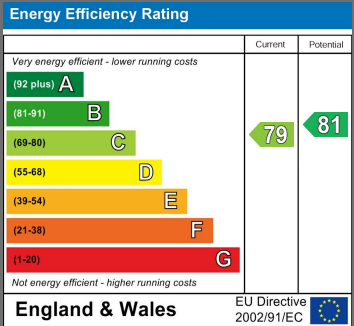
Council Tax Band

A

EPC Rating

C

Directions



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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