



Arrow Court | Lady Charlotte Road | Hampton Hargate | PE7

Rent £995 pcm

- Two Bedrooms
- Coach House
- Master with Ensuite
- Gas Central Heating
- Allocated Parking For One Car
- Unfurnished
- Enclosed Rear Garden
- Council Tax Band 'A'
- EPC Rating 'C'
- Available Now

**FAQ's**

Council Tax Band: A

Smoking: Not Allowed

**Application Process****Holding Deposit**

We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

**Deposit**

The deposit is equal to 5 weeks rent.

**Tenant Fees**

Changes to the Tenancy Agreement - **£50 inc VAT**

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 - £50 inc VAT**

Fob Replacement - **£50 inc VAT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL** Front Door Leading To Entrance Hallway: Two Storage Cupboards With Plumbing For Washing Machine: Door Leading To Lounge: Laminate Flooring.

**LOUNGE** 17' 06" x 10' 08" (5.33m x 3.25m) Laminate Flooring: Juliet Balcony To Front Aspect: Two Gas Radiators: Open Plan Arch To Kitchen.

**KITCHEN** 9' 08" x 6' 6" (2.95m x 1.98m) Laminate Flooring: Skylight Window: Gas Hob: Electric Oven: Integrated Dishwasher: Space For Fridge Freezer.

**BATHROOM** 6' 09" x 5' 06" (2.06m x 1.68m) Tiled Flooring: White Ceramic Bath Suite Compromising Of Basin, Toilet And Bath Over Shower: Sky Light: Radiator: Airing Cupboard.

**BEDROOM ONE** 10' 08" x 9' 09" (3.25m x 2.97m) Laminate Flooring: Sky Light: Gas Radiator: Built In Wardrobe.

**ENSUITE** Tiled Flooring: Sky Light: Gas Radiator: White Ceramic Toilet And Basin: Shower Cubicle.

**GARDEN** Patio Enclosed Garden.

**GARAGE** Single Garage With Up And Over Door: Power And Lighting.

**AGENT DETAILS** Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman Agent Fees can be found on our website

