

LANES

SALES & LETTINGS

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LANES

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14 Nova Lodge, Emerson Valley, Milton Keynes, MK4 2JB

Lanes are pleased to present to the market this 1-bed semi-detached house with its own private garden in the popular area of Emerson Valley.

The property comprises of a kitchen with white goods, lounge, a generous size double bedroom and bathroom. The home further benefits from a small private garden, gas central heating and is located in a desirable area of Milton Keynes within close proximity to amenities.

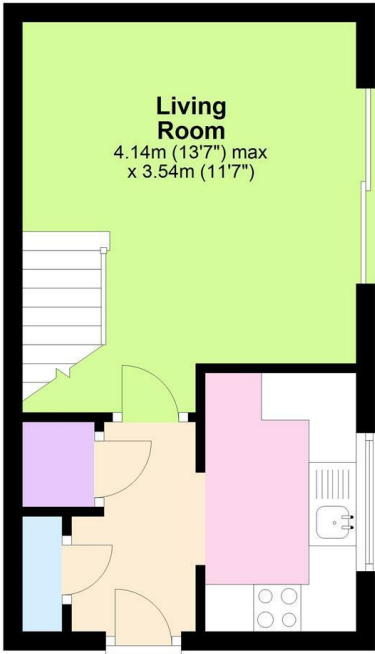
Viewing highly recommended and available start of March 2026 on an unfurnished basis.

- Great Location
- Private Rear Garden
- White Goods Included
- Allocated Parking Space
- Available March 2026
- Gas Central Heating

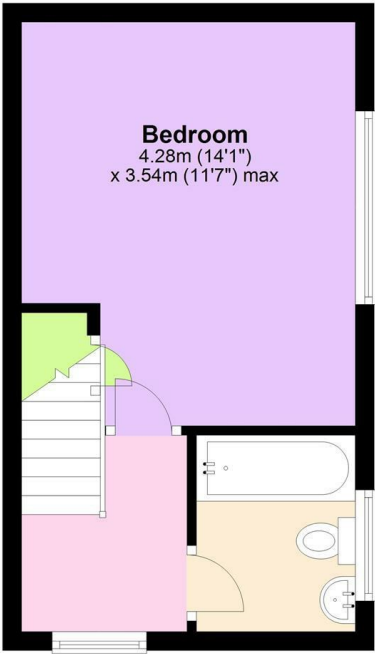
£1,050 PCM

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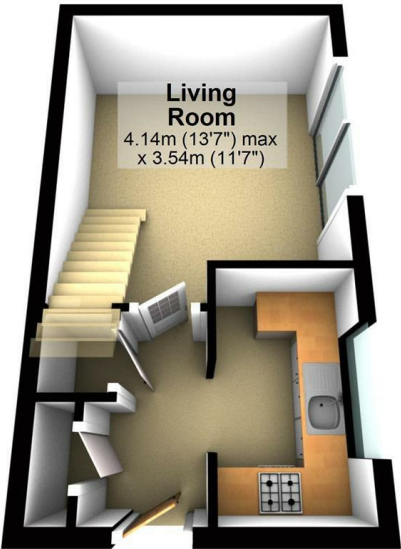
Ground Floor



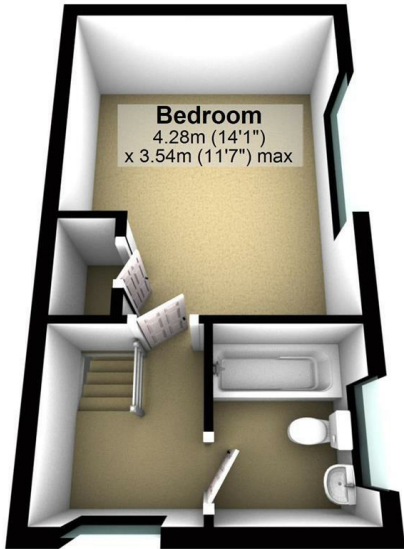
First Floor



Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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1. **Age** Tenants must be **18** or over
2. **Rent** Payable monthly in advance by standing order only.
3. **Security Deposit** An Amount set by the Landlord (usually one and a half months rent) and payable in advance - which will be returned on termination of the tenancy, subject to any deductions e.g. breakages/damage. **Deposits must be paid by the tenants only.** No interest is paid on deposits
4. **Fees** **Our administration fee is £375** (including VAT) - which includes reference (up to 2), credit checks, Right to rent checks, drawing up tenancy agreements, previous Landlord checks, employers checks, deposit registration, inventory and schedule of condition, check in & check out.

Our additional fees are **£50** for 3rd Tenant referencing
£50 for Guarantor referencing.

£200 - If a pet is found to be in a property without Lanes permission there will be a fee of **£200** to cover the extra administration fees involved and the re-registration of the deposit.

NB You can only pay fees online at: www.lanesrentals.co.uk (top of our home page)

THESE ARE NON-REFUNDABLE FEES IF YOU PULL OUT, WITHDRAW, OR GIVE MISLEADING INFORMATION THAT CANNOT BE CONSTRUED AS A MISTAKE, INCLUDING NOT OR "MY CIRCUMSTANCES HAVE CHANGED."

5. **References** Applications for a tenancy are independently assessed by a credit referencing agency. An application form is completed and confidentially processed, with an answer normally within 5 working days. If self-employed, where and employer's reference is not available we require a reference from an accountant or other financial reference. If normal references are unobtainable or unsatisfactory a guarantor may be required.

Overseas Applications: Subject to individual criteria.

6. **Identification** One of the identification "ID" MUST be provided from each section/list below:

PHOTO ID

- a. Valid Passport.
- b. Valid Driving Licence.
- c. Valid ID for country of residence.

NON PHOTO ID

must show current address (The address you will be referenced against)

- a. Utility bill - gas, electric or waste no older than 3 months.
- b. Council tax bill no older than 3 months.
- c. Broadband or TV bill no older than 3 months.
- d. Current TV licence.
- e. Current Home insurance.
- f. Current mortgage statement.
- g. Tenancy signed and dated in last 6 months.
- h. Documentation of confirmation of receiving tax credits.
- i. 3 months Bank Statements showing address.
- j. Letter from employer on company headed paper signed and dated

Should you not be able to provide us with the required proof of ID you will not pass Referencing and therefore unable to move into a property through Lanes Rentals

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7. **Rental Period** Normally a minimum 6 months or maximum 12 months.
8. **Moving In** Occupation will be granted on the date of commencement of the tenancy, providing references have been satisfied and all relevant monies paid.
9. **Payment Options** Bank transfer, debit card payment or credit card payment (subject to a 3% surcharge fee)
10. **Repairs**
Full Managed Properties: In the event of any repairs being necessary during our normal office opening hours, Lanes Rentals **MUST** be informed immediately via our dedicated maintenance department - GRAYSTERS - on 01908 564288. Unauthorised repairs, i.e. not approved by Lanes Rentals will be investigated and may be referred to the Tenant for payment.

Non Managed Properties: Where Lanes Rentals are not responsible for management all deposit monies will normally be forwarded to the Landlord, who will be responsible thereafter.

LANES RENTALS RESPONSIBILITY FOR THE LET IS TERMINATED AT THE COMMENCEMENT OF THE TENANCY ON NON MANAGED PROPERTIES
11. **Telephone/Broadband** This is a Tenants responsibility and as such Lanes Rentals will not accept liability for any charges incurred.
12. **Pets** Properties that accept pets require 2 months deposit and various disclaimers. Please enquire for more information.
13. **Insurances** One necessity of this tenancy agreement requires you have tenants liability insurance which covers a minimum of £5000 for your liability to your Landlords belongings. Lanes Rentals work in partnership with Agent Assure insurance who offer specialist insurance cover to fit all of your needs. They will be in touch with you shortly to discuss insurance needs. **You will need to provide Lanes Rentals with a copy of your insurance cover prior to move in.**

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Lists of acceptable documents for RIGHT TO RENT check

Group 1 - Acceptable single documents - British Citizen, EU or Swiss national

- 1) A passport (current or expired) showing that the holder is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK.
- 2) A passport or national identity card (current or expired) showing that the holder is a national of the European Economic Area or Switzerland.
- 3) A registration certificate or document (current or expired) certifying or indicating permanent residence issued by the Home Office, to a national of a European Union, European Economic Area country or Switzerland.
- 4) A permanent residence card, indefinite leave to remain, indefinite leave to enter or no time limit card issued by the Home Office (current or expired), to a non-EEA national who is a family member of an EEA or Swiss national.
- 5) A biometric immigration document issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK. The document must be valid (not expired) at the time the right to rent check is made.
- 6) A passport or other travel document (current or expired) endorsed to show that the holder is exempt from endorsement indicating that the named person is permitted to stay indefinitely in the UK or has no time limit on their stay in the UK.
- 7) A current immigration status document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person is permitted to stay indefinitely in the UK or has no time limit on their stay in the UK. The document must be valid (not expired) at the time the right to rent check is made.
- 8) A certificate of registration or naturalisation as a British citizen.

Group 2 - Acceptable document combinations - British Citizen, EU or Swiss national

- 1) Any two of the following documents when produced in any combination:
 - a) A full birth or adoption certificate issued in the UK, the Channel Islands, the Isle of Man or Ireland, which includes the name(s) of at least one of the holder's parents or adoptive parents.
 - b) A letter issued within the last 3 months confirming the holder's name, issued by a UK government department or local authority and signed by a named official (giving their name and professional address), or signed by a British passport holder (giving their name, address and passport number), or issued by a person who employs the holder (giving their name and company address) confirming the holder's status as an employee.
 - c) A letter from a UK police force confirming the holder is a victim of crime and personal documents have been stolen, stating the crime reference number, issued within the last 3 months.
 - d) Evidence (identity card, document of confirmation issued by one of HM forces, confirmation letter issued by the Secretary of State) of the holder's previous or current service in any of HM's UK armed forces.
 - e) A letter from HM Prison Service, the Scottish Prison Service or the Northern Ireland Prison Service confirming the holder's name, date of birth, and that they have been released from custody of that service in the past 6 months; or a letter from an officer of the National Offender Management Service in England and Wales, an officer of a local authority in Scotland or an officer of the Probation Board for Northern Ireland confirming that the holder is the subject of an order requiring supervision by that officer.
 - f) Letter from a UK further or higher education institution confirming the holder's acceptance on a current course of studies.
 - g) A current full or provisional UK driving licence (both the photo card and paper counterpart must be shown).
 - h) A current UK firearm or shotgun certificate.
 - i) Disclosure and Barring Service certificate issued within the last 3 months.
 - j) Benefits paperwork issued by HMRC, Local Authority or a Job Centre Plus, on behalf of the Department for Work and Pensions or the Northern Ireland Department for Social Development, within the 3 months prior to commencement of tenancy.

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Acceptable documents establishing a time- limited statutory excuse (NON EU Citizens)

All documents in List B must be valid (not expired) at the time of the right to rent check. Photographic examples of the documents can be found in guidance.

A landlord may conduct further checks at any time, such as when a tenant tells the landlord that they have extended their immigration permission. A further check towards the end of a time limited statutory excuse must always, however, be conducted within 28 days prior to the expiry of that period.

Documents where a time - limited statutory excuse is established

- 1) A valid passport or other travel document endorsed to show that the holder is allowed to stay in the UK for a time-limited period.
- 2) A current biometric immigration document issued by the Home Office to the holder, which indicates that the named person is permitted to stay in the UK for a time limited period.
- 3) A current residence card (including an accession residence card or a derivative residence card) issued by the Home Office to a non -EEA national who is either a family member of an EEA or Swiss national or has a derivative right of residence.
- 4) A current immigration status document issued by the Home Office to the holder with a valid endorsement indicating that the named person may stay in the UK for a time-limited period.
- 5) In the case that the person has an ongoing application with the Home Office, or their documents are with the Home Office, or they claim to have Home Office permission to rent, an email from the Landlords Checking Service providing a “yes” response to a right to rent request. This will only be sent to the landlord by the Landlords Checking Service.

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TENANTS HOME INSURANCE

www.lettingshub.co.uk

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Moving home can be an exciting time and packing up all your belongings reminds you just how much stuff you actually own and how precious some of it is to you. That's why our Tenants Home Insurance is specially designed to protect you, your household and the contents of your rented home from the risks and responsibilities that can come with being a tenant.

As well as protecting your own belongings, one of the great benefits of our insurance is that we will pay to repair or replace anything in your home belonging to your landlord if you accidentally damage it, including things like the flooring, carpets and curtains. That means you can relax knowing your deposit will remain intact.



We like to keep things simple...

Our insurance policy is also designed to be flexible to suit you. We can insure your belongings from £5,000 up to £75,000, or if you only want to protect your deposit, we can offer tenants liability cover on its own. However if you do need both types of cover we can offer you a loyalty discount, for example:



£10k contents + tenants liability		£10k contents only		Tenants liability only	
Annually	Monthly	Annually	Monthly	Annually	Monthly
£121.82	£11.04	£76.00	£7.17	£76.00	£7.17

Prices quoted include administration fee and Insurance Premium Tax. Monthly payment also includes 8.70% interest (a variable APR, typically 16.9%) subject to a minimum charge of £10.00. Full details will be sent to you in your credit agreement.



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Smile, you have peace of mind

Tenants Home Insurance Features	
Protect your deposit – we'll cover accidental damage to your landlord's property with our tenants liability cover	£5,000
Your own belongings in your home are protected from loss, theft or damage	Select £5,000 up to £75,000
Cover for theft of your contents from your garage, greenhouse or shed	£750
Loss or damage of your contents while in the grounds of your home	£750
Cover for accidental damage to your own belongings	✓
Emergency assistance to make your home safe and secure after a break in	£250
We'll pay for new keys to your home if you lose them or replace the locks if you accidentally damage them	£500
Legal costs cover for you and your family as occupiers of your home if you are liable for personal injury claims	£2,000,000
Legal costs cover for personal injury claims from any domestic employees you might have such as a cleaner or nanny etc	£10,000,000
Optional cover for mobile devices including mobile phones, tablets and e-readers inside and outside your home	Up to 30% of your contents sum insured
Optional cover for bicycles inside and outside your home	Up to 30% of your contents sum insured
Optional cover for things you take out with you outside of your home such as jewellery or laptops.	Up to 20% of your contents sum insured
12 month term	✓

As with any cover, limitations and exclusions apply. For full details and terms and conditions, please see the Policy Booklet and Policy Summary.



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TALK TO US

Our specialist insurance team are always happy to answer any questions you have or to arrange your insurance for you.

Call now on 0345 450 9904
or email quotes@lettingshub.co.uk

Monday-Thursday 9am-8pm, Friday 9am-5pm, Saturday 9am-12.30pm
Closed Sundays and UK bank holidays

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