



## **24A Market Place, Spalding, PE11 4ST** **£600 Per Calendar Month**

Ark Property Centre are pleased to offer this two bedroom flat located in the popular village of Donington and close to schools & amenities. The property comprises of hallway, stairs and landing, open plan lounge/kitchen, two double bedrooms and a shower room. Benefits from being in a central location with routes to surrounding market towns of Boston and Spalding. Council Tax Band A, £692.30 deposit.

## **Stairs & Landing**

Entrance door to stairs leading to first floor landing and access to all rooms.

## **Lounge**

Carpet flooring with skirting and skinned ceiling. Sash window to the side aspect of the property. Electric fireplace, power points, television point, BT point and electric radiator.

## **Kitchen**

Lino flooring. Fitted kitchen with stainless steel sink, tiled splash back and plumbing for washing machine.

## **Bedroom One**

Carpet flooring with skirting and skinned ceiling. Sash window to the front aspect of the property. Electric radiator, power points, television point. Ceiling light.

## **Bedroom Two**

Carpet flooring with skirting and skinned ceiling. Sash window to the front aspect of the property. Power points and television point. Built in wardrobe. Ceiling light.

## **Shower Room**

Lino flooring with skirting and skinned ceiling. Shower cubical with electric shower. Ceramic hand wash basin and toilet. Towel radiator. Wooden window to the rear aspect of the property.

## **Property Postcode**

For location purposes the postcode of this property is: PE11 4ST

## **Viewings**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

## **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

## **Rental Fees**

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices:** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

## **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or

warranty in respect of the property. These details are subject to change.

### **Verified Material Information**

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Other electricity sources: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available.

Mobile coverage: As stated by Ofcom, EE is good outdoor and variable in home, O2, Three and Vodafone are good outdoor.

Parking: On Street Parking

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: D

## Floor Plan

## Area Map



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## Energy Efficiency Graph

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

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

