

G HERBERT BANKS

EST. 1898

TO LET

SECOND FLOOR FLAT LOCATED IN A CONVENIENT TOWN CENTRE LOCATION

FLAT 1, 22 HIGH STREET, STOURPORT ON SEVERN DY13 8BJ

OPEN PLAN SITTING ROOM & KITCHEN * ONE BEDROOM * SHOWER ROOM

RENT: £360 PER CALENDAR MONTH EXCLUSIVE

SITUATION

Flat 1 is a spacious second floor flat situated in a convenient High Street location in the centre of Stourport on Severn. From the High Street take the small alleyway adjacent to Kodak Eye Specialists, this leads into a car park and from here is a private communal stairway leading up to the flat.

DESCRIPTION

Entrance Hallway with night storage heater leads to **OPEN PLAN SITTING ROOM /KITCHEN** With electric cooker point, stainless steel sink unit with cupboards & drawers under, space for electric cooker, shelving, breakfast bar and space for washing machine, night storage heater. Windows to front overlooking the High Street. **BEDROOM ONE** with night storage heater and window to side. Airing cupboard with a lagged copper tank and slatted shelves. **SHOWER ROOM** comprising Shower cubicle, W.C and wash basin. Wall mounted heater. **SERVICES** Mains water and electricity are connected.

PETS No pets are allowed in the Flat.

SMOKING Smoking is not allowed in the property

OUTGOINGS The Tenant will be responsible for all outgoing connected with the property including Council Tax, electricity, water and telephone (if connected). The Tenant will be solely responsible for informing the relevant authorities that they are responsible for paying bills and have the relevant accounts placed in their own names. Any fines or additional charges incurred for failure to do this will be the responsibility of the Tenant.

RENT AND SECURITY DEPOSIT The Rent will be £360 per calendar month, payable monthly in advance. A security deposit of £415 (five weeks rent) will be held by the letting agent during the term of the tenancy. At the termination of the tenancy the deposit will be returnable at the Landlord's discretion following a detailed inspection of the property.

PROCEDURE An application form can be obtained from the Agent's office. If you wish to apply to rent this property you will be asked to pay a Holding Deposit of £150, which must be cleared in our client account before we commence the referencing process. This will be non-refundable if any relevant persons (including guarantors) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, fail the referencing due to adverse credit, fail the affordability criteria for the monthly rent (calculated at 2.5 times the applicant's provable annual income) or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). If the tenancy goes ahead, the amount of the holding deposit will contribute to the Deposit. On approval from the landlord two copies of a tenancy agreement will be forwarded to the prospective tenant(s). These should be signed by all adults (everyone over the age of eighteen).

THE RIGHT TO RENT LEGISLATION Section 22 of the Immigration Act 2014 the Right to Rent Scheme means that any person who rents private property in England will need to provide proof of their I.D. We will need to take a copy of your I.D, of which a Passport is the most suitable form of I.D in order to prove that any new adult tenant has the right to rent in the UK.



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB

