

18 Dalton Court, Hadrian Lodge West



£600 PCM

**** LET AGREED **** FURNISHED **** AVAILABLE MID JULY 2021 **** GARDEN TO REAR **** DRIVEWAY TO FRONT *** COUNCIL TAX BAND A **** ENERGY RATING D ****

Available to let to private tenants only on a furnished basis, we offer an end link house in Dalton Court, Hadrian Lodge West. The property is nicely positioned and briefly comprises: entrance porch, living room, dining kitchen, two bedrooms and a bathroom. Externally there is off street parking and an attractive garden to the rear. Council tax band A. Energy rating D. To arrange a viewing call nxt2buy on 0191 2953322.

The Property Comprises

Entrance

UPVc door into entrance lobby, leading into...

Living Room

4.24m x 3.56m (13'11 x 11'8) UPVc double glazed bow window, feature fire surround and stairs to first floor. Sofa.



Kitchen

2.26m x 3.56m (7'5 x 11'8) UPVc double glazed window, door to the rear garden, floor and wall units, counters and sink, washing machine, fridge, freezer, electric hob, extractor hood and electric oven.



Bedroom 1

3.40m x 2.95m (11'2 x 9'8) UPVc double glazed window, radiator, double bed and built in wardrobes.



Bedroom 2

3.40m x 2.01m (11'2 x 6'7) UPVC double glazed window, radiator, wardrobe and desk.



Bathroom

2.26m x 1.60m (7'5 x 5'3) UPVC double glazed window, tiled walls, fitted with a three piece suite and a shower over the bath.



Garden & Driveway

There is an attractive garden tot he rear and a lengthy driveway to the front.



Initial Monies

All leases are subject to suitable references and credit checking. A month's rent in advance will be required, as will a bond (usually equivalent to a month's rent plus £50).

ARLA

Next2buy limited is an ARLA Licensed Member. Licence No.: M0043763

We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm
 One month's rent in advance: £350.00
 Damage Deposit:£400.00

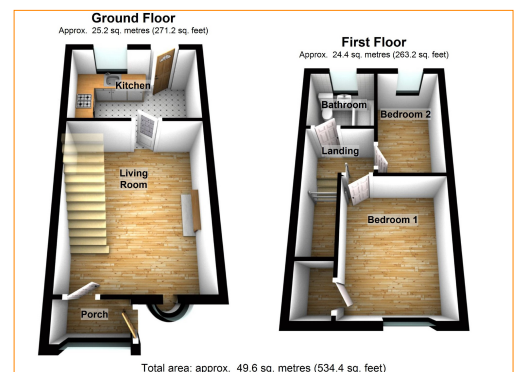
Total; £750.00 (inclusive of VAT)

These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.
 The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

Obligations

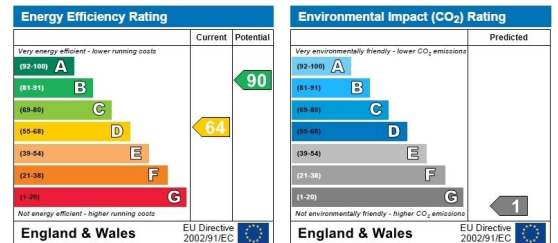
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

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