LOWER 305 sq.ft. (28.4 sq.m.) approx.

UPPER 536 sq.ft. (49.8 sq.m.) approx.



### TYPE J1

### TOTAL FLOOR AREA: 969sq.ft. (90.0 sq.m.) approx



**TO LET** 



01256-859960



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Accuracy. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must checkthe availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



# Meadow House, Ashwood Way, RG23 8DQ

1 Bedroom, 1 Bathroom, Apartment

£1,165 pcm





## Meadow House, Ashwoood Way

Apartment, 1 bedroom, 1 bathroom

£1,165 pcm

Date available: 20th April 2024 Deposit: £1,344.23

Unfurnished

Council Tax band: B

- Large Duplex Apartment
- Luxury Kitchen with Appliances
- Duplex
- 18'8 Living Room/Kitchen
- 19'4 Bedroom with Dressing Room
- Utility Room
- Cloakroom

A large duplex apartment with high-quality appliances and fine detailing. The kitchen area has built-in appliances including a dishwasher. The bedroom has a walk-in wardrobe

COMMUNAL DOOR With intercom

COMMUNAL ENTRANCE Individual letterboxes, stairs to first

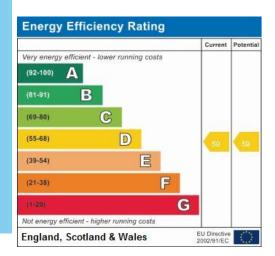
DOOR TO

ENTRANCE HALL Stairs to upper floor with storage area under, electric radiator, laminate flooring and intercom.

BEDROOM 8' 2" x 19' 4" (2.49m x 5.89m) Two windows with Combination blinds partial or full black-out, carpet and electric

WALK IN WARDROBE 7' 1" x 8' 3" (2.15m x 2.51m) Carpet

ENSUITE Double sized shower cubicle, low-level WC with





soft close toilet seat, wash hand basin, thermostatic shower LED mirror with shaver socket and demister function, towel radiator and tiled floor.



false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

LIVING ROOMKITCHEN 18'8" x 19'4" (5.69m x 5.89m) Two In accordance with the Tenant Fees Act applicants will be Velux windows, oak effect laminate flooring, electric radiator. required to enter into the tenancy agreement no more than 15 Airing cupboard with washer/dryer

## KITCHEN AREA

A range of eye and base level storage units with rolled edge work surfaces with under storage lighting, integrated oven, four ring ceramic hob with extractor hood over, fridge/freezer, integrated slimline dishwasher and oak effect laminate flooring.

UTILITY ROOM 5' 4" x 8' 2" (1.63m x 2.50m) Washer/dryer, MVHR (Mechanical Ventilation with Heat Recovery) providing https://assets.publishing.service.gov.uk/government/uploads/ fresh air whilst retaining most of the heating energy and hot water cylinder

CLOAKROOM Low-level WC with soft close toilet seat, wash Reference Checks and Credit Worthiness hand basin with tiled splashback.

OUTSIDE Communal grounds, bicycle storage, parcel collection and delivery locker and allocated parking for one

APPLIC ATIONS A holding deposit equivalent to 1 weeks rent history, usually up to 3 years. will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides

days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

## Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found

system/uploads/attachment\_data/file/573057/6\_1193\_HO\_N H\_Right-to-Rent-Guidance.pdf

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address

## Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips

MATERIAL INFORMATION Council Tax Band: B EPC D Minimum Tenancy Term: 12 Months FIXED TERM Rent: £1165 per month Deposit: £1344.23

UNFURNISHED NO PETS

