



STEVE MORRIS & SON



PRS Property Redress Scheme



6 Hartopp House, 139 Rectory Road, Sutton Coldfield, B75 7RU

£1150 pcm - £1325 deposit

A most impressive, modern, **UNFURNISHED, SECOND (TOP) FLOOR APARTMENT** with the benefit of gas central heating and double glazing – forming part of a select development situated in a popular, established, residential location close to Good Hope Hospital, Rectory Park and within easy walking distance of Sutton Coldfield town centre.

Communal Entrance Hall with video entry system and staircase to **Second Floor Landing** * **Reception Hall** * **Open Plan Living Room/Fitted Kitchen** with oven/hob, fridge/freezer, dishwasher and washer/dryer * **Two Bedrooms** – **Master** with **En Suite Shower Room** and low-level wardrobes and **Bedroom 2** with walk in wardrobe * **Bathroom** with shower * **Landscaped Communal Gardens** * **Parking Space**

EPC Rating **C**

Council Tax Band **D**

GUIDANCE NOTES FOR TENANTS

INTERESTED IN THIS PROPERTY?

Information on how to rent this property is available on our website at - <https://steve-morris.co.uk/tenants/application>

HOLDING DEPOSIT

A holding deposit equal to one week's rent is payable upon each application and subject to your application being successful, the holding deposit will contribute towards any security deposit requested.

Please note - this will be withheld if any relevant person withdraws from the tenancy, fails a 'Right-to-Rent' check, provides false or misleading information or fails to sign their tenancy agreement within 15 calendar days of being requested to do so.

SECURITY DEPOSIT

A security deposit equal to 5 week's rent is payable upon a successful application and is required in cleared funds before a tenancy begins.

IMMIGRATION ACT

A 'Right to Rent' check will be carried out on each applicant by our referencing partners which will ascertain as to whether they have the right to rent a property in the United Kingdom.

RENT

The first month's rent is required in cleared funds on or before the day your tenancy starts. This can be paid on the day in cash if you wish or by cheque or bank transfer at least 3 working days prior.

We recommend that you take out tenant's liability insurance cover for a minimum of £2,500 cover for any accidental damage you may cause to the landlord's fixtures and fittings.

Items listed in red on the front page are for the tenants use whilst working. The Landlord will not repair or replace those items.