

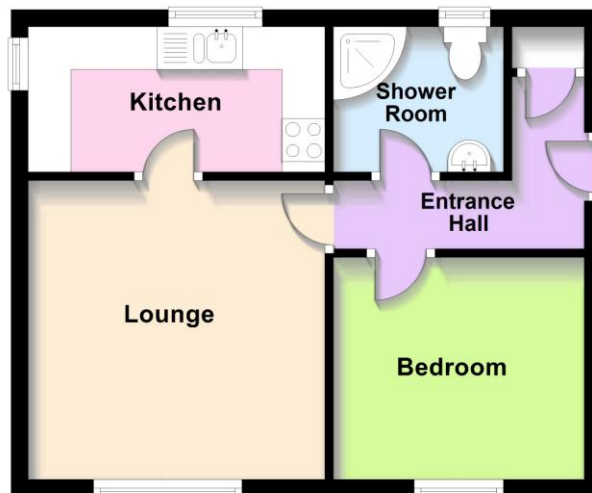


Lovell Court, Irthlingborough NN9 5SF

Monthly Rental Of £725 pcm

First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 34.5 sq. metres (370.9 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Available immediately is this very well presented one bedroomed first floor apartment with benefits to include replacement electric heating, replacement uPVC double glazing, refitted designer kitchen with integrated appliances and quartz worktops, refitted luxury shower room and offers allocated off road parking for one car. The accommodation briefly comprises communal hallway, entrance hall, lounge, kitchen, bedroom, bathroom, communal gardens and allocated off road parking.

Enter via composite front door to:

Entrance Hall

Cupboard housing water cylinder, loft access, doors to:

Lounge

11' 4" x 11' 7" (3.45m x 3.53m)

Window to side aspect, TV point, door through to:

Kitchen

11' 4" x 5' 8" (3.45m x 1.73m)

Refitted to comprise one and a half bowl composite sink with cupboard under, a further range of eye and base level units providing quartz work surfaces, built in stainless steel oven, ceramic hob, extractor hood over, electric heater, integrated washing machine, bin storage, window to side and rear aspect, spotlights to ceiling.

Bedroom

9' 2" x 8' 4" (2.79m x 2.54m)

Window to front aspect, wall mounted electric heater.

Shower Room

Refitted to comprise vanity sink, corner shower cubicle with chrome shower, low flush W.C., tiled splash backs, window to rear aspect, spotlights to

ceiling, extractor, mirror with shaver point.

Outside

Communal gardens and allocated off road parking for one car.

Council Tax

We understand the council tax is band A (£1,623 per annum. Charges for enter year).

Energy Performance Certificate

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and our referencing company who carry out credit and

Tenant Requirements

- First month's rent of £725 pcm
- Deposit of £836.53
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £ (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, 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). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£1,561.53 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.