



THOMLINSONS

1870

General Conditions

TENANCY AGREEMENT

All properties are let on an Assured Shorthold Tenancy Agreement for a minimum of six months, unless negotiated otherwise.

RENT AND BOND

Rents are to be paid via Standing Order on the first day of each month. The bond payable will be the equivalent of one and a quarter months' rent and will be retained until the termination of the Tenancy. The Tenant will also be responsible for a proportion of the expense incurred in the setting up of the Agreement, in the sum of:

Up to £1,000.00 PCM	£90 Inc. VAT
£1,000 - £2,000 PCM	£180 Inc. VAT
£2,000 - £3,000 PCM	£240 Inc. VAT
£3,000 - £4,000 PCM	£360 Inc. VAT

OUTGOINGS

The Tenant is responsible for all outgoing payments including the payment of the Council Tax. The Landlords are NOT obliged to provide a BT Landline.

REFERENCES AND COSTS

Prospective tenants will be referenced by Legal for Landlords Referencing Services and the following charges will apply: -

Individual Tenant
£180.00 Inc. VAT

Two Tenants
£300.00 Inc. VAT

Additional Applicant (18 years and over)
£120.00 Inc. VAT

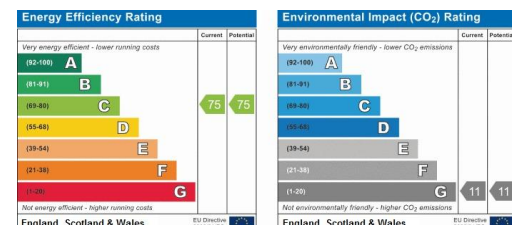
Guarantor
£120.00 Inc. VAT

At the time of application you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first month's rent (the retainer will only be refunded should the Landlord withdraw the property from the market or should your application be rejected by the Landlord prior to referencing).

On commencement, all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide: -

- Proof of Residency in the form of a utility bill, paper driving licence etc.
- Copy of Home Contents Insurance (this can be arranged for you at Thomlinsons)
- Cash payment/deared funds to settle initial invoice (payment by cheque can be made but must be received by us ten days prior to commencement of the Tenancy).

Thomlinsons are registered to operate the Tenancy Deposit Scheme which became law on the 6 April 2007. If you are a Landlord or a Tenant and have any queries regarding your legal obligations please do not hesitate to contact our offices.



THOMLINSONS

1870

£1,050 pcm



The Apartment, 156a High Street, Boston Spa LS23 6BW



TWO BEDROOMS | FULLY REFURBISHED | CENTRAL LOCATION | EN-SUITE | PARKING

Modernised and Updated to a 'High Standard' a Rare Opportunity To Acquire a Spacious Duplex Executive Apartment situated in the centre of Boston Spa and with accommodation as follows: Open Plan Lounge and Dining Kitchen with Fitted Appliances, Master Bedroom with En-Suite, Further Second Bedroom and House Bathroom. Patio Area and Allocated Parking
UNFURNISHED NO PETS OR SMOKERS

Thomlinsons | 24 High Street | Wetherby | LS22 6LT
01937582748 | office@thomlinsons.co.uk



www.thomlinsons.co.uk



THOMLINSONS

— 1870 —



THOMLINSONS

— 1870 —

Directions

The popular village of Boston Spa is situated just off the A1 and offers a wide variety of shops, restaurants, schools and recreational facilities. The village is ideally suited for access to other principal Yorkshire centres including those of Harrogate, Leeds and York. The new A1/M1 link road is also close to hand giving direct access to the National Motorway Network.

Accommodation Comprises

ENTRANCE HALL with original quarry tiled floor and sensor halogen ceiling light fittings

STAIRS TO HALF LANDING with half moon window and sensor halogen ceiling light fittings

HOUSE BATHROOM part tiled and having newly fitted bespoke suite comprising: ball and claw bath with hand held mixer tap, spacious shower cubicle with round fixed shower head and separate hand held shower hose, vanity hand wash basin and matching low level wc, heated towel rail. Linen cupboard housing central heating boiler

LANDING having wall mounted light fittings

OPEN PLAN LOUNGE 14' 4" x 11' 11" (4.37m x 3.63m)
having wood flooring, TV point and sash window to front aspect

OPEN PLAN KITCHEN 13' 3" x 13' 4" (4.04m x 4.06m)
with wood flooring and superb newly fitted kitchen having a range of wall and floor mounted 'shaker style' units with worktops over and under counter lights, Integrated Oven and Hob with extractor over, Integrated Fridge Freezer, Integrated Washing Machine and Dishwasher, central island with one and half drainer sink with drop light fittings over, wall cupboards, wall mounted TV point for flat screen TV, Halogen ceiling light fittings and French Doors to superb flagged south facing patio area

STUDY/BEDROOM TWO 11' 7" x 7' 9" (3.53m x 2.36m)
having TV point and sash window to front aspect

STAIRS TO LANDING with halogen ceiling light fittings

SECOND FLOOR having oval window

MASTER BEDROOM 20' 0" x 12' 6" (6.1m x 3.81m)
(under eaves) having velux windows and under eaves storage, TV point, wall mounted and halogen ceiling light fittings

EN-SUITE SHOWER fully tiled and having newly fitted bespoke shower cubicle, vanity washbasin and low level wc, heated towel rail, extractor fan, halogen ceiling light fittings and subtle blue spot lights to shelf

OUTSIDE from the aforementioned dining kitchen French doors lead onto a south facing rear patio area with floor lighting and allocated parking to rear

