



The next steps

If you decide that you wish to apply for tenancy of a property, please contact Naylor Powell to pay the administration fee and complete the referencing forms. Once your application has been approved, we will contact you and confirm a move in date.

Administration fees

The administration fee (inclusive of VAT) - £260 covers the cost of referencing once applicant only. If it is necessary to take up references on another tenant there will be an additional charge of £120. A guarantor application will be charged at £140. A company reference will be charged at £380.

One month's rent in advance

The first month's rent will be payable in cleared funds prior to the keys being released.

Deposit

The deposit will be payable in cleared funds prior to the keys being released. The deposit is returnable at the end of the tenancy, less £120 for the inventory check, providing the tenants responsibilities have been fully obligated.

The required amounts must be received in cleared funds i.e. cash (up to a maximum of £500), debit card, credit card (subject to a 2% charge), or bankers draft. If payment is made by cheque, this must be received 7 working days before to ensure payment has cleared. If payment is made by BACS then this will need to be made no later than 48 hours before the tenancy start date.

You will need to complete the following on the day you collect your keys:

- Sign your tenancy agreements and Prescribed Information; all tenants are required to sign
- Pay the first month's rent and deposit
- Complete your standing order mandate
- Provide two forms of identification, one photographic such as a passport and another which confirms your current address such as a utility bill or bank statement. This must be dated within the last three months.
- Confirm you have tenant's liability insurance in place covering the landlords fixture and fittings against accidental damage.

Please note: If the tenancy is subject to housing benefit or the use of a guarantor, the landlord's approval will be required together, if applicable, the landlord's bank/building society/insurers.

A waterside apartment offering very good views over the main marina at Gloucester Docks. Accessed via a coded door to the communal area, the apartment is very well presented throughout and includes secure allocated parking. In our opinion this apartment must be viewed by anyone looking for a stylish and unique waterside apartment.

AVAILABLE: LATE MARCH. DEPOSIT: £725. MANAGED BY: NAYLOR POWELL.

Description

19 Biddle & Shipton is one of thirty two apartments which make up the converted flour mills of Biddle and Shipton. It is a one bedroom, third floor apartment, with kitchen/dining area comprising of a range of integrated appliances, living area and bathroom. The apartment has views over the main marina and a wealth of early Victorian industrial features including steel pillars, wooden beams and exposed brick walls.

Location

The conversion was completed in 2007 by Crest Nicholson and is all part of the ongoing regeneration of Gloucester Docks, creating a prosperous new urban centre by utilising the historic buildings and warehouses that have made the waterfront a distinctive feature since Victorian times.

There are a range of amenities on offer in the Quays shopping centre, within a third of a mile, including retail and leisure facilities, which by the end of 2013 will include a state of the art 10 screen cinema and up to 11 new restaurants and bars as part of the massive on-going rejuvenation.

Gloucester City centre is within 0.5 miles offering further amenities to include shops, chemists, banks and a library, the train station and a number of bus routes for commuting.

Entrance Hall

Open Plan Living Space

Living Area 13'7" x 11'3" (4.14 x 3.43)

Exposed beam and brick wall, door to Juliet balconette with views over the Main Marina.

Kitchen Area 13'10" x 8'8" (4.22 x 2.65)

Range of wall and base units with roll edge worktop surfaces incorporating sink unit, hob with extractor hood over, integrated electric oven, built in fridge and freezer, steel column with exposed beam.

Bedroom 10'8" x 8'6" (3.25 x 2.59)

Exposed brick wall and beam.

Bathroom

WC, pedestal wash basin, panelled bath with shower over.

Local Authority

Gloucester City Council.

Tax Band B

£1150.07 15/16

Energy Performance Rating

The Energy Efficiency Rating is currently B85, with a potential of B88.

These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

