



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Flat 2, 50 Broad Street Newtown, SY16 2AU



- Second Floor One Bedroom Town Centre Flat • Conveniently located off Broad Street • Lounge/ Diner, Kitchen • Bedroom, Shower Room • Gas fired central heating • Energy Efficiency Rating = C (73)



£300 PCM

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

The accommodation comprises:

On the First Floor

Stairs to Second Floor.

On the Second Floor

Landing

Lounge 3.77m x 4.85m (12'4" x 15'11")

Shower Room

Kitchen 2.02m x 2.34m (6'8" x 7'8")

Bedroom 4.52m x 3.75m (14'10" x 12'4")

Services

Mains electricity, gas, water and drainage.
Gas fired central heating.

Council Tax

Band 'A' (online enquiry).

Energy Performance Certificate (EPC)

A full copy of the EPC is available on request or from our website.

Terms and Conditions:

Tenancy

An Assured Shorthold Tenancy for an initial 6 months and thereafter from month to month.

Rent - £300

per calendar month in advance.

Deposit - £400

returnable at the end of the tenancy if the property is left in good order and the rent paid in full.

Outgoings

All services consumed and Council Tax.

Inventory

Unfurnished.

Special Conditions

No Pets. No DSS. Non Smokers.

Agents Fee

A contribution of **£150.00 including VAT (£125.00 plus VAT)** is required prior to the commencement of the Tenancy.

Viewing

By appointment with the Agents.

Directions

On Broad Street turn into the alley way between the Sandwich Bar and Club Sport. A metal stairwell on the left leads to the access door which leads to the property.

Application Forms

Each prospective tenant will complete an application form together with paying the associated fee of **£40** to provide the Agents with a credit reference. Photo identification and proof of residency (a recent utility bill/bank statement showing current address) must also be provided with the completed application forms.

PLEASE NOTE THE APPLICATION DOES NOT CONSTITUTE A CONTRACT OR PART OF ONE.

IT IS IMPORTANT THAT YOU INSPECT A PROPERTY BEFORE ENTERING INTO A TENANCY AGREEMENT. IF THERE ARE ANY MATTERS OF CONCERN THESE SHOULD BE BROUGHT TO OUR ATTENTION BEFORE TAKING UP OCCUPATION. WE CANNOT INSTIGATE IMPROVEMENTS TO OUR CLIENTS PROPERTIES ONLY ESSENTIAL REPAIRS. IF A PROPERTY FAILS TO MEET YOUR EXPECTATIONS YOU WILL BE LEGALLY BOUND TO MEET YOUR CONTRACTUAL REQUIREMENTS FOR THE WHOLE TERM OF THE TENANCY.

On commencement of the Tenancy the property will be managed by Morris Marshall & Poole, however the Landlord could change this before contracts are signed.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Morris Marshall & Poole -Newtown

Tel. 01686 626160

Ref: 2015/R Flat 2, 50 Broad St 09/17