



### 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 £120. 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 two bedroom, unfurnished ground floor maisonette in quiet cul -de- sac location. Comprising of entrance hall, kitchen, lounge, master bedroom and second double bedroom, bathroom.

AVAILABLE: JANUARY. DEPOSIT: £675. MANAGED BY: LANDLORD.

RESTRICTIONS: NO DSS/SMOKERS/PETS.

Kitchen 10'9" x 6'11" (3.28 x 2.11)

Lounge 14'11" x 11'1" (4.54 x 3.39)

Bedroom One 13'0" x 11'2" (3.95 x 3.41)

Bedroom Two 10'6" x 7'0" (3.21 x 2.14)

Local Authority  
Gloucester City Council  
Tax Band A

Energy Performance Certificate  
The Energy Efficiency Rating is currently E47,  
with a potential of D62.

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.

