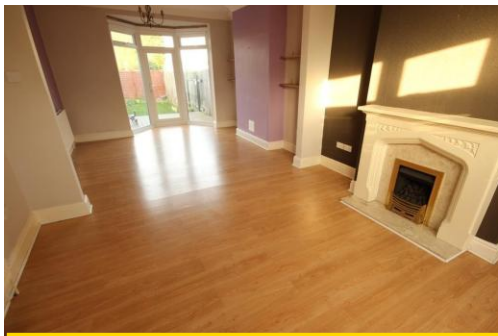


# RPMS LETTING

EST. 1993



## Goddard Avenue, Hull

SPACIOUS property situated in a popular residential location with easy access to Newland Avenue & Chanterlands Avenue with an array of local amenities along with good transport links into the CITY CENTRE & UNIVERSITY. The property is available with some OPTIONAL FURNISHINGS comprises of; entrance hall, through lounge/dining room, modern kitchen, two DOUBLE bedrooms (1 has FITTED WARDROBES) and family bathroom with SHOWER, 2nd floor LOFT ROOM, rear enclosed garden with decked patio area & shed.

## £625 pcm

- Three Bedrooms
- Council Tax Band - B
- 4th December 2017
- Part Furnished
- EPC Rating - 60
- Security deposit - £780\*

\*see staff for details

**LOVE IT? WANT TO APPLY? - VISIT [WWW.RPMS.CO.UK/APPLY](http://WWW.RPMS.CO.UK/APPLY) TO REQUEST YOUR APPLICATION FORM**

# RPMS LETTING

EST. 1993

ENTRANCE HALL > with tiled flooring, staircase to 1st floor

LOUNGE/DINER > open plan with bay window, laminate flooring, fireplace, French doors leading to rear garden, corner unit

KITCHEN > with tiled flooring, wooden wall & base units, oven/hob/extractor

BEDROOM > double size with bay window, laminate flooring, double bed

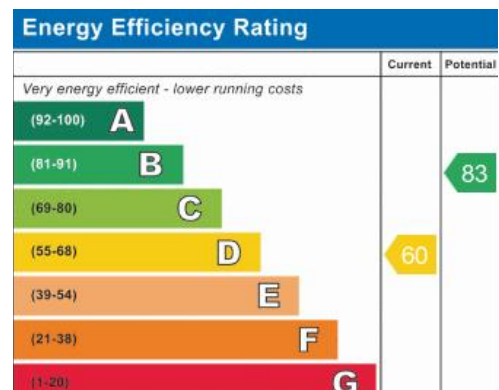
BEDROOM > double size with bay style window, carpet, fitted wardrobes

BEDROOM > single size with carpet

LOFT ROOM > double size with carpet

BATHROOM > fully tiled with wooden style flooring, corner bath with shower above

EXTERIOR > rear lawn garden with decking & patio area, shed



**LOVE IT? WANT TO APPLY?** - VISIT [WWW.RPMS.CO.UK/APPLY](http://WWW.RPMS.CO.UK/APPLY) TO REQUEST YOUR APPLICATION FORM

## **TERMS & CONDITIONS**

### **FEES**

RPMS Letting charge the fees below for application. All fees are inclusive of VAT

- Application Fee - £185 for an individual application
- Second Application / Guarantor Fee - £75 for further individual applications
- Reservation Fee - 50% of one month's rent\*

PLEASE NOTE ABOVE FEES MUST BE PAID WITHIN 3 WORKING DAYS AFTER ACCEPTANCE\*\*

\*If the referencing is satisfied and tenancy agreement is signed, the reservation will be added to the rent account.

The full deposit (as advertised) is due on move in day. Extra deposit of £75 per pet living at the property (domestic pets)

### **CONTRACT**

A tenancy offer is subject to contract and the following:

- Application form and Guarantor Form (if required) are fully completed.
- Required fees (see above) are paid
- Employment and Landlord References are fully completed and returned
- The Landlord has accepted the application.

If the applicant decides to withdraw their application at any point after the fees have been paid, there will be NO REPAYMENT OF FEES.

If the Landlord or Agent decides to stop the application due to false information provided on the application, NO REPAYMENT OF FEES will be given.

If the Landlord or Agent decides to stop the application, not in line with the above comment a FULL REPAYMENT OF FEES PAID will be made.

An applicant's requested move in date will be confirmed by RPMS after all checks are complete.

The property is advertised 'as seen' and will be in the same condition at the start of your tenancy as it was on your viewing. Any amendments to this must be requested (below) and agreed in writing prior to application fees being paid.

Upon receipt of satisfactory references

You pay the balance of the deposit and your agreement will then be issued to you for signature.

An appointment is made for you to come to the office to complete your move in on the date confirmed by RPMS, when you are required to return the signed agreement and accompanying paperwork.

**RPMS DOES NOT ACCEPT ANY PAYMENT BY CHEQUE – ONLY BANK TRANSFER, DEBIT/CREDIT CARD AND CASH ARE ACCEPTED**