



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) - **£240** covers the cost of referencing one applicant only. If it is necessary to take up references on another tenant there will be an additional charge of **£120** and a guarantor application will be **£120**. Please note the administration fees are non-refundable.

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 before keys can be released. The deposit is returnable at the end of the tenancy, **less £96** for the inventory check, providing the tenant's responsibilities have been fully obligated.

The required amounts must be received in cleared funds i.e. cash (maximum of £500), debit card, credit card (subject to 2% charge) or bankers' draft. If paying by cheque, this must be received 7 working days before to ensure it 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 will be required to sign.
- Payment of the first month's rent and deposit.
- Two forms of identification, one photographic such as a passport and one which shows your current address (must be dated within the last 3 months) such as a utility bill or bank statement or landline telephone bill.
- Confirmation of tenant's liability insurance covering the landlord fixtures and fitting for accidental damage.
- Bank details to complete your standing order mandate.

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 unique one bedroom DUPLEX apartment situated in the heart of Gloucester Docks. The spacious and versatile accommodation offers a large double bedroom, bathroom, open plan kitchen/diner with a lounge or potential second bedroom on the upper floor.

AVAILABLE: MID FEBRUARY. DEPOSIT: £850. MANAGED BY: LANDLORD

RESTRICTIONS: NO DSS/SMOKERS/STUDENTS/PETS

Open plan kitchen/diner 18'3" x 13'0" (5.57 x 3.96)

Lounge 13'0" x 15'9" (3.96 x 4.81)

Bedroom One 11'5" x 9'1" (3.49 x 2.77)

Bathroom 7'1" x 6'10" (2.17 x 2.08)

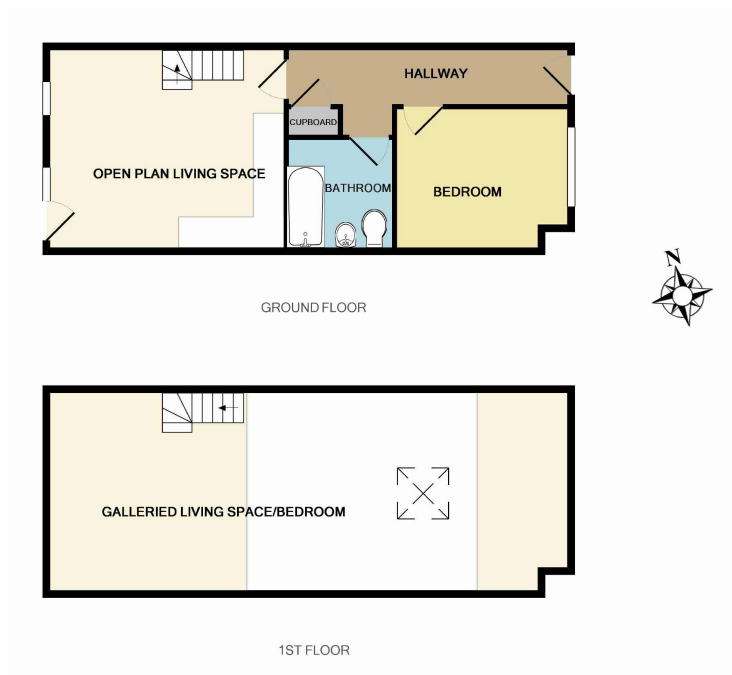
Local Authority
Gloucester City Council

Tax Band C

£1314.35 15/16

Energy Performance Certificate

Current: B84. Potential: B84.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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