



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 recently redecorated one bedroom flat located close to the city centre. The property is offered on a part/unfurnished basis.

AVAILABLE: LATE FEBRUARY. DEPOSIT: £560. MANAGED BY: NAYLOR POWELL.

Kitchen 5'5" x 12'10" (1.66 x 3.92)

Electric oven and grill with gas hob, washing machine and fridge/freezer

Lounge 11'1" x 17'0" (3.38 x 5.18)

Bedroom 12'7" x 11'1" (3.84 x 3.38)

Bathroom 8'6" x 5'6" (2.58 x 1.68)

Electric shower over bath

Local Authority

Gloucester City Council

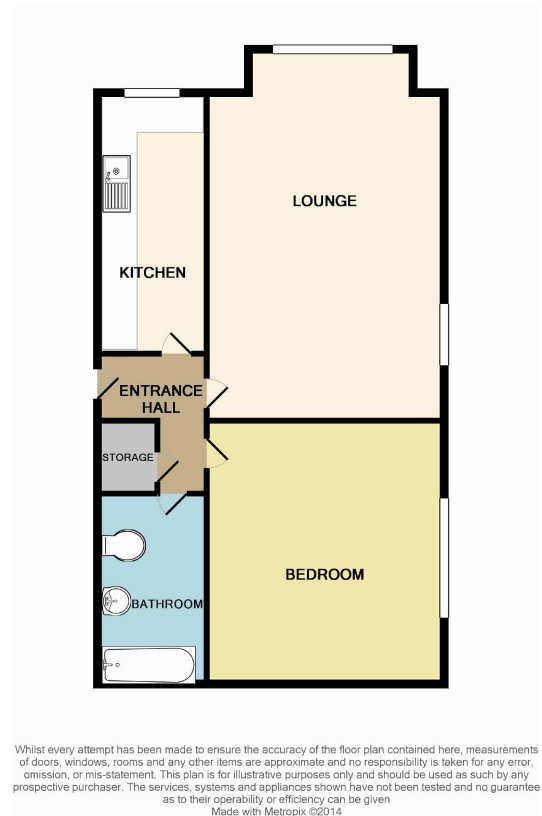
Tax Band A

£985.77 14/15

Energy Performance Certificate

Current: D67. Potential: C78

Restrictions: No DSS, Smokers, Pets



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.

