



## 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.**

An impeccably presented DUPLEX STYLE apartment situated at the top of the unique Merchants Quay complex. The apartment enjoys plenty of natural light and has been finished to an impressive standard with high quality Amtico flooring throughout. Additional benefits include gas central heating, integrated appliances and allocated parking in secure residents car park.

**AVAILABLE: DECEMBER. DEPOSIT: £895. MANAGED BY: NAYLOR POWELL.**

**RESTRICTIONS: NO DSS/PETS/SMOKERS**

#### Entrance Hall

Radiator, telephone entry, storage cupboard.

#### Bedroom 11'6" max x 9'1" (3.50 max x 2.76)

Radiator, window to rear elevation.

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

Panelled bath with mixer tap and shower over, w.c, wash hand basin with mixer tap, part tiled walls, heated towel rail, electric shaver point, extractor fan.

#### Kitchen Diner 18'3" x 13'0" (5.57 x 3.96)

Modern fitted kitchen comprising wall and base units with roll edge worktop surfaces incorporating one and a half bowl stainless steel single drainer sink unit, integrated appliances to include oven and hob with extract over, fridge/freezer and washer/dryer, space and plumbing for dishwasher, radiator, television aerial point, telephone point, inset ceiling lights, stairs to Galleried Living Space, large velux window, window and Juliette balcony door to front.

#### Galleried Living Space 15'11" x 13'0" (4.85 x 3.95)

Sloping ceilings with some limited headroom, television aerial point, telephone point, radiator, eaves storage cupboards along entire length of longest wall with sliding doors, large velux window.

#### Local Authority

Gloucester City Council.

Tax Band C.

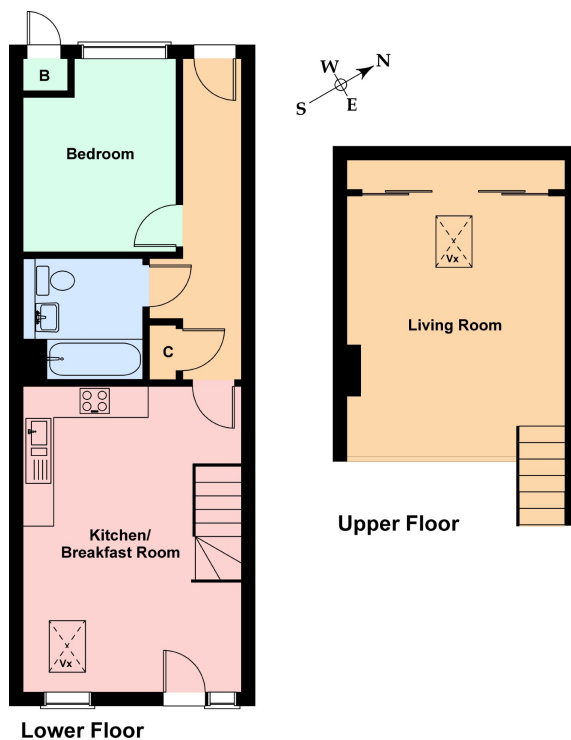
#### Energy Performance Rating

The Energy Efficiency Rating is currently C79, with a potential of C79.

#### Restrictions

No dss, smokers or 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.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

