

RPMS LETTING

EST. 1993



Finkle Street, Cottingham

SPACIOUS GROUND FLOOR apartment benefiting from a PRIVATE rear courtyard garden, fully fitted kitchen with APPLIANCES, two GOOD SIZE bedrooms, bathroom with SHOWER over, OFF STREET ALLOCATED parking space, rear patio area.

£500 pcm

- Two Bedrooms
- Council Tax Band - C
- 22nd August 2019
- Unfurnished
- EPC Rating - 76
- Security deposit - £576*

*see staff for details

LOVE IT? WANT TO APPLY? - VISIT WWW.RPMS.CO.UK/APPLY TO REQUEST YOUR APPLICATION FORM

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ENTRANCE HALL with laminate effect flooring, telephone intercom entry system

LOUNGE 13' 6" x 12' 10" (4.13m x 3.93m) with carpet, UPVC French doors leading to rear patio area

KITCHEN 13' 6" x 5' 6" (4.13m x 1.68m) with vinyl flooring, wooden wall & base units, electric oven & hob, under counter fridge & washing machine

BEDROOM 12' 0" x 10' 11" (3.68m x 3.33m) double size with carpet

BEDROOM 7' 3" x 9' 11" (2.22m x 3.03m) large single size with carpet

BATHROOM 5' 4" x 5' 11" (1.65m x 1.82m) with vinyl flooring, heated towel rail, white 3-piece suite with shower over the bath

- Please note all properties are available and provided "as seen" on the viewing. Applicants must ensure that they are satisfied with the contents and condition of the property before applying. Any changes or amendments must be requested in writing on application, prior to acceptance to RPMS.

- Pets maybe accepted, dependent on marketing and by negotiation. RPMS charge an extra £10 per calendar month rent per pet (excluding

caged i.e hamster, snake, rabbit, birds or fish). Tenants must also sign an Addendum to the Assured Short hold Tenancy Agreement.

- Be first to new properties and sneak peeks on our Facebook page (www.facebook.com/rpmsletting/)

Fees

Details of our fees can be found on our website www.rpms.co.uk/tenants/fees/

- RPMS Letting are members of ARLA PropertyMark and are covered by their client money protection scheme (www.arla.co.uk)

- RPMS are members of the Property Ombudsman (www.tpos.co.uk)

WANT TO APPLY? – CONTACT THE PORTFOLIO MANAGER

KATIE PUCKERING MARLA | KATIE.P@RPMS.CO.UK | 01482 319605

TERMS & CONDITIONS

FEES

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

- Reservation Fee – one weeks rent*

PLEASE NOTE THE ABOVE FEE 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.

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