

MARTIN&CO
Letting + Investment

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

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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TO LET



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Town Centre

1 Bedroom, 1 Bathroom, Top Floor Apartment

£900 pcm





Town Centre

Top Floor Apartment,
1 bedroom, 1 bathroom

£900 pcm

Date available: 3rd September 2024

Deposit: £1,038

Unfurnished

Council Tax band: B

- Top Floor Apartment
- Excellent Condition Throughout
- 15'7 Kitchen/Diner
- 15' 3 Living Room
- Gas Central Heating
- AVAILABLE WITH DEPOSIT FREE OPTION

AVAILABLE WITH DEPOSIT FREE OPTION. A top floor apartment located in the town centre which was converted in 2017. The property features a 15'7 kitchen/diner with triple aspect, 15'3 living room, 15'3 bedroom, and good size bathroom. The property is one of the largest one-bedroom apartments available in the town centre.

COMMUNAL DOOR TO

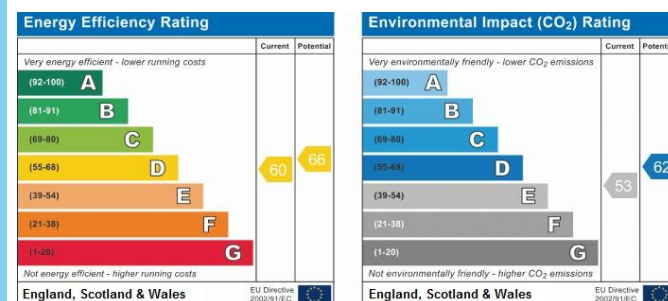
COMMUNAL ENTRANCE HALL Stairs to first floor landing, gas meter and cupboard housing electric meter, light on sensor.

LOWER ENTRANCE HALL Stairs to second floor

LANDING Skylight, smoke alarm, storage cupboard housing fuse box, radiator and entry phone.

LIVING ROOM 15'3 x 14'2 (4.6m 4.3m) Front aspect window with secondly glazing, feature fireplace, storage cupboard and radiator.

KITCHEN/DINER 15'7 x 12'1 (4.7m 3.7m) Triple aspect, including double glazed Juliet Balcony. Stainless steel sink unit with mixer taps and cupboard under, further range of matching cupboards and draws including a matching built in storage cupboard housing gas boiler. Built in fridge/freezer, cupboard housing washing machine, built in



electric oven, electric hob with extractor over, part tiled walls, picture rail and radiator.

BEDROOM 15'3 x 9'9 (4.6m x 3m) Side aspect UPVC double glazed window, storage cupboard, feature fireplace and radiator.

BATHROOM Rear aspect UPVC double glazed frosted window, three piece suite of panelled enclosed bath with mixer taps and shower attachment with tiled surround, pedestal wash hand basin with tiled splash back, chrome towel radiator and extractor fan.

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional six weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home

Office guidelines. More information can be found at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips

MATERIAL INFORMATION

Council Tax Band: B

EPC Rating D

Minimum Tenancy Term: 12 Months

Rent: £900 per month

Deposit: £1,038

NO Parking

Sorry, unsuitable for pets or children