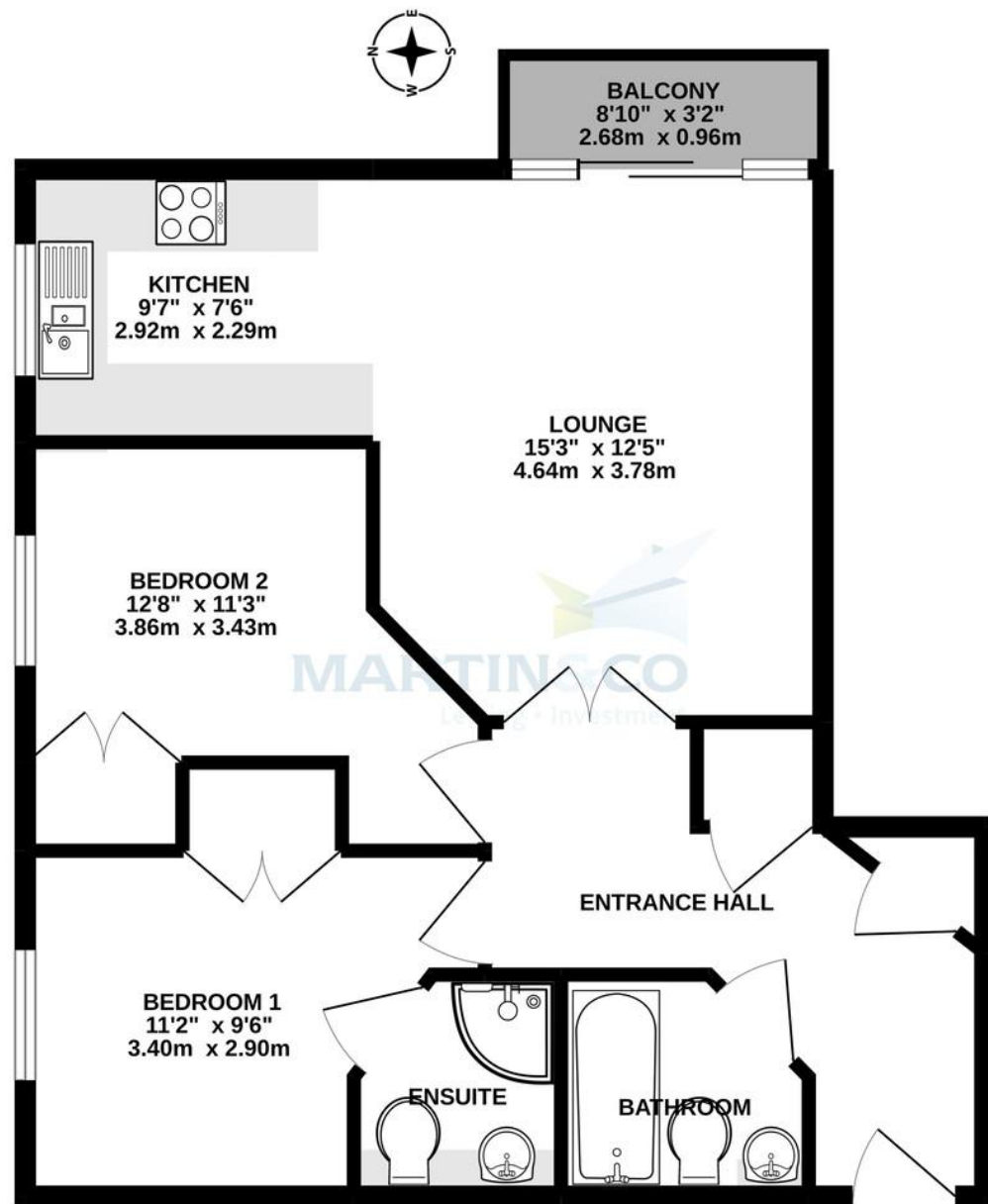


CLIDDESSEN ROAD
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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<http://www.martinco.com>



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 for 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.



Cliddesden Road

2 Bedrooms, 2 Bathroom, Apartment

£1,400 pcm





Cliddesden Road

Apartment,
2 bedroom, 2 bathroom

£1,400 pcm

Date available: 24th September 2024

Deposit: £1,615

Furnished

Council Tax band: C

- Two Double Bedrooms
- Luxury Kitchen
- Living Room with Balcony
- En-Suite Shower Room
- Allocated Parking for 1 Car
- Visitor Parking

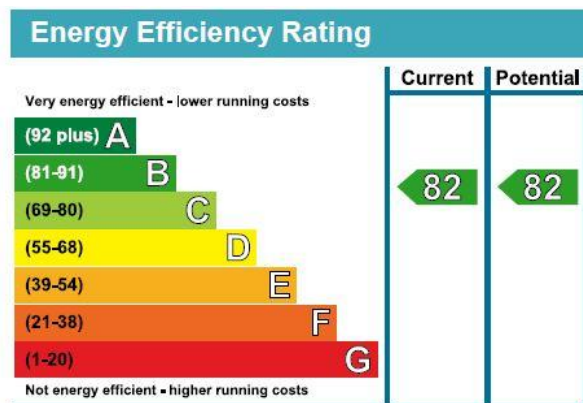
Situated in the Cliddesden Place development, this two-bedroom luxury apartment is finished to the highest standards throughout. There are two double bedrooms, two bathrooms, gas central heating, communal grounds plus a balcony. The gated development has secure parking for one car.

HALL Wood floor, storage cupboard, airing cupboard and radiator.

LOUNGE/DINING ROOM 15' 3" x 12' 5" (4.65m x 3.78m) Wood floor, side aspect doors to the balcony and radiator.

KITCHEN 8' 1" x 6' 8" (2.46m x 2.03m) Front aspect window, a wide range of eye and base level storage units with rolled edge granite work surfaces, integrated double oven, four ring electric hob with extractor hood over, fridge/freezer, washing machine, dishwasher, integrated microwave and tiled floor.

BEDROOM ONE 12' 10" x 9' 7" (3.91m x 2.92m) Front aspect window, wood floor, radiator, wardrobe and door to the en-suite.



EN-SUITE Enclosed shower cubicle, low-level WC, wash hand basin, towel radiator and tiled floor.

BEDROOM TWO 9' 8" x 9' 0" (2.95m x 2.74m) Front aspect window, wardrobe, wood floor and radiator.

BATHROOM Bath with shower over, low-level WC, wash hand basin, towel radiator and tiled floor.

PARKING There is secure under croft parking for 1 car accessed via electric gates at the front of the property.

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: C

EPC C

Minimum Tenancy Term: 12 Months Fixed Term

Rent: £1400 per month

Deposit: £1615

