



## 1 Culver Street Newent GL18 1DB

- Well presented flat
- One double bedroom
- Open plan kitchen, lounge/diner
- Bathroom with shower cubicle
- ALL BILLS INCLUDED!



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## £525 Per Calendar Month

Well presented first floor flat with character features and located within walking distance of Newent Town Centre. Accommodation consisting of one double bedroom with fitted wardrobes, family bathroom with shower cubicle and open plan kitchen, lounge/ diner. **\*\*ALL BILLS INCLUDED\*\*** No DSS, No Pets & No Smokers - Energy Rating - N/A

### AVAILABLE

July 29th 2019

Accommodation consisting of one double bedroom with fitted wardrobes, family bathroom with shower cubicle and open plan kitchen, lounge/ diner.

### PRICE

£540pcm inclusive of all bills

No Pets or Smokers

Energy Rating - N/A

### Directions

From the Office head up towards Culver Street where the flat can be found above the Buttery Tea Rooms and is accessed via the alleyway between the Buttery Tea Rooms and The Tudor Fish and Chip Shop, pass through the sprung gate and go through the door on the left and up the stairs to the left.

### How much does it cost?

From June 1st 2019, as a result of the Tenants Fee Ban Act, tenants will only have to pay limited fees for setting

up and concluding a tenancy agreement as well as a limited number of charges during the tenancy. If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent (generally £100) to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information.

If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you.

Other fees apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.

The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

For your re-assurance, Steve Gooch Lettings have client money protection through Client Money Protect and all security deposits are lodged with the Deposit Protection Service.

\*\*\*TO VIEW THIS PROPERTY TELEPHONE 01531 822829\*\*\*



#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.