



Trusted  
Property Experts



Seagrave Road  
CV1 2AA



# Seagrave Road

## CV1 2AA

\*ZERO DEPOSIT SERVICE OFFERED\* \*AVAILABLE EARLY AUGUST\* \*ALL BILLS INCLUDED EXCEPT COUNCIL TAX\* A four bedroom property located near the city centre and local amenities. Downstairs comprising of two double bedrooms both with ensuite shower rooms and a kitchen with appliances. Upstairs there are two double bedrooms – one with an ensuite shower room and a further bathroom with a shower. To the front there is a driveway and a there is a low maintenance rear garden. There is also on street parking and CCTV. This is a student property. Pets no. FURNISHED. Energy rating D.  
£2150 rent in advance  
£2480 deposit

Viewing a property -

For the safety of our staff we are only conducting limited viewings where there is a high probability that the prospective tenant will take the property. Currently viewings are only possible where the property is empty and social distancing can be achieved. We are following guidelines by the government and ARLA Propertymark to ensure compliance is adhered to regarding the current pandemic.

selling quality  
property since 1995

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2. You make a payment equivalent to one week's rent, provide your Direct Debit details and then the paperwork is generated and copies sent to all parties.

3. Your landlord gets a guarantee for the same amount as a six week tenancy deposit and you remain liable for any damage or financial loss due to them.

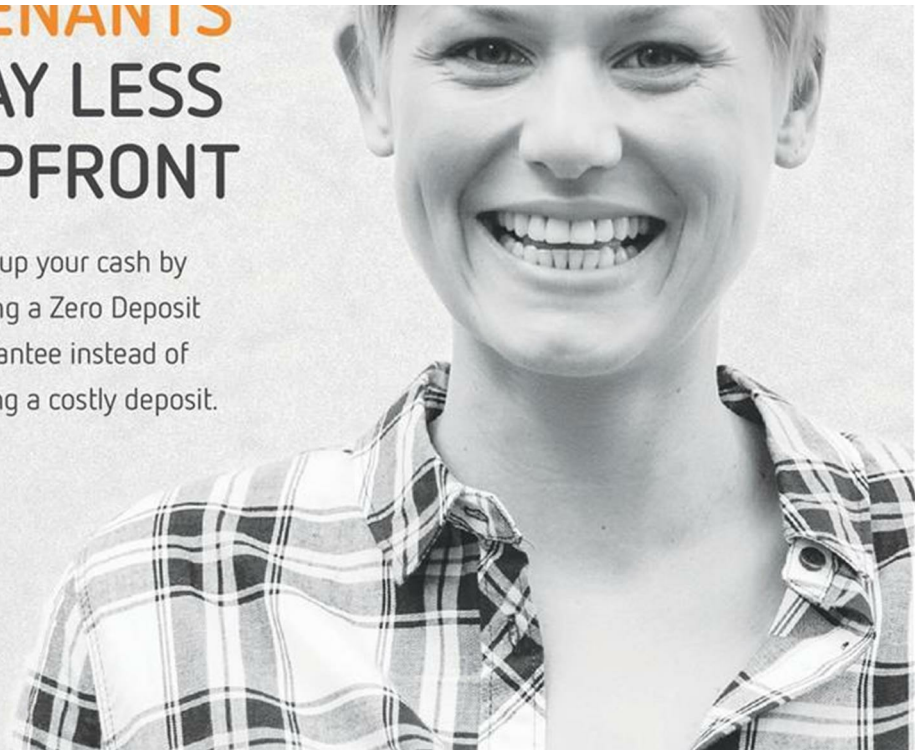
4. At the end of the tenancy, the inventory and check-out are completed and if you leave the property in a satisfactory condition with no outstanding rent or bills, there is no further action required.

5. If there is any damage to the property or unpaid rent, you need to reimburse the landlord yourself. If you dispute the landlord's claim, you and the landlord will be asked for evidence which will be sent for expert evaluation.

6. If the expert finds in the landlord's favour, we settle the claim with your landlord and seek reimbursement from you directly. If you fail to reimburse us

## TENANTS PAY LESS UPFRONT

Free up your cash by  
buying a Zero Deposit  
Guarantee instead of  
paying a costly deposit.









# Floor Plan

# Location Map



Total area: sq ft

Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

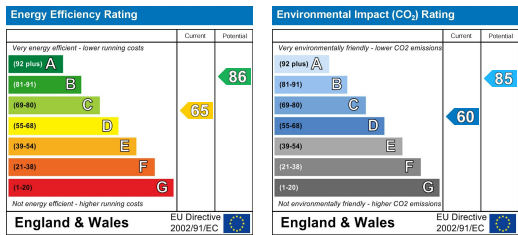
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# EPC



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