



Bedford Chambers, Chichester, West Sussex

Tod Anstee
Chichester

Bedford Chambers, Southgate, Chichester, West Sussex, PO19 1DP

This superb one bedroom apartment boasts sophistication and style located within a secure and contemporary newly constructed building in the heart of Chichester.

reception room/open plan kitchen |
entrance hall | double bedroom |
bathroom | close to shops and
amenities

Chichester District Council
Council Tax Band B - £1,206.27
Rent - £760 pcm

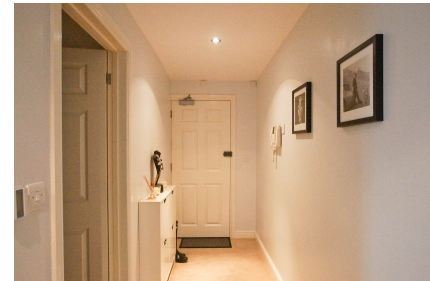


Description

This well presented apartment, with secure entry system, is positioned on the first floor with lift access. Accommodation comprises an open plan kitchen/south facing sitting room (with Juliet balcony and breakfast area), double bedroom, bathroom and large entrance hall.

Situation

Situated within the heart of Chichester, the many shops, bars and restaurants are within just a few minutes' walk. The cathedral city is particularly renowned for the highly regarded Festival Theatre, Pallant House Gallery, and close proximity to Goodwood, famous for its motor circuit and the race course. Further interests surrounding the city are a selection of excellent golf courses, very popular picturesque villages adjacent to Chichester Harbour, Bosham, Itchenor and West Wittering, well known for their active sailing and water sports community. Rail links to London are well serviced with a fast line from Havant to Waterloo via Guildford (approx 1hr 20), and from Chichester to Victoria via Gatwick Airport (approx 1hr 40).



Fees will apply

Services

Check in fee: From £90.00 inc. VAT

Administration fee: From £228.00 inc. VAT

Additional references: From £108.00 inc. VAT

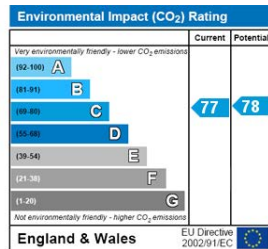
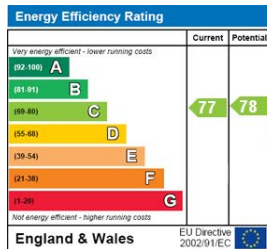
Guarantor references: From £108.00inc. VAT

Once tenancy terms have been agreed, a non refundable administration fee is payable. At this stage we will take the property off the market while references proceed. This fee will be non refundable if you withdraw and be put towards costs incurred. If the landlord withdraws from the tenancy the payment will be returned to you in full. If we are unable to proceed with the tenancy due to unsatisfactory references the advanced payment will be held against costs incurred.

At the end of the tenancy period a tenancy extension may be granted with permission of the landlord. An administration charge of £60.00 inc. VAT will be made for this service.

A deposit of approximately one and a half months rent will be held by Tod Anstee LLP for the full term of the tenancy. The amount of deposit required is subject to change depending on the tenants' circumstances. This deposit will be returned (subject to any agreed deductions) within a stipulated length of time from the end of the tenancy in accordance with the Deposit Protection Service. Any unresolved dilapidation issues can be referred to independent arbitration.

Rent is payable in advance each month by standing order to be set up after the initial rent payment at the start of the tenancy. This initial payment is to be paid with the agreed deposit by cleared funds the day before the tenancy starts. This can be done by Bankers Draft or Building Society cheque made payable to Tod Anstee, or by direct transfer into our account (BACS). Tenants should be aware that in the event that your rental payment is re-called, returned un-paid or cancelled by you or your bank, you will incur an additional charge of £25.00 + VAT as a result of the administration involved. If at the end of the Tenancy you have not made arrangements to cancel your standing Order, Tod Anstee will deduct an additional charge of £20.00 + VAT as a result of the administration involved in processing a refund in such circumstances.



Tod Anstee LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy himself by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Tod Anstee LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Tod Anstee LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.

01243 523723

chichester@todanstee.com

todanstee.com

The Old Coach House,
14 West Pallant, Chichester,
West Sussex PO19 1TB

