



London Road, Shenley  
£1,300 Per Calendar Month



Kitchen/Lounge



Bedroom One



Bedroom Two

Garden Aspect



Lounge Aspect



Bedroom One Aspect



Shower Room





Brick built shed with power

#### Exterior



Garden



#### New room

THIS TENANCY is subject to references, proof of \*affordability, Right-to-Rent checks, Landlord approval & is subject to contract, i.e; a formal tenancy agreement.

Normally, this is a 12 or six month Assured Shorthold Tenancy Agreement (AST). Rent equivalent to one calendar month is payable, usually monthly in advance. A Security Deposit equivalent to FIVE WEEKS rent is payable on the signing of the AST. You may be required to pay a Holding Deposit equivalent to ONE WEEK's rent. This is refundable to you when the tenancy is completed, but may be retained in certain circumstances; for example if you fail Right-to-Rent checks or provide false or misleading information in your application. Most Landlords will not permit smoking on the premises. Pets are normally only permitted with expressed prior written consent and landlords may require an increased rental and/or apply special terms. The building insurance terms which apply to this property include restrictions on the landlord preventing them from letting their property to benefit-dependent applicants. Barkers is a member of the Property Redress Scheme (PRS). Barkers have been letting properties for over 25 years.

\*Typically a tenant will need to provide evidence of income equivalent to thirty times the monthly rental amount. In some cases, landlords may accept tenants who fall short of this threshold, provided they can be supported by a suitable Guarantor.

Barkers have prepared these property sale particulars as accurately and reliably as possible. However, we are human and occasionally errors occur! Whilst we believe them to be correct they are offered only as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. Any points of concern arising from them should be clarified with this office before travelling any distance to view the property. All measurements and descriptions are approximate and must not be relied upon for the purpose of ordering carpets, furnishings, fittings, appliances or services. No person employed by Barkers has authority to make or give any representation or warranty whatsoever in respect of this property. Floorplans are NOT TO SCALE. Floorplans are included as a service to applicants to give only a visual impression of the accommodation. It is intended only as a GUIDE TO THE LAYOUT. Dimensions and positions of walls, doors, windows, stairs etc., are approximate.





