

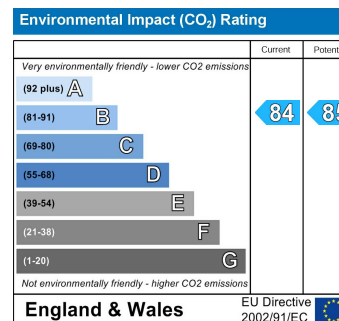
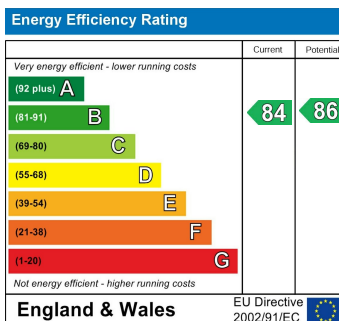


Sun Gardens, TS17 6PL
2 Bed - Flat - Purpose Built
£475 Per Calendar Month

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A smart and well presented two bedroom second floor apartment comprising of entrance hallway, lounge, kitchen, two bedrooms, en-suite to bedroom 1 and bathroom/w.c. The property benefits from gas central heating, upvc double glazing an oven, hob and fridge freezer and an allocated parking space.

REQUIRED EARNINGS - TENANTS: £14,400pa;
 GUARANTORS: if required £17,280pa
 BOND: £475



BEFORE YOU MOVE IN

Set up fee (tenants share) £220 (inc VAT) for up to two tenants

Referencing up to two tenants (identify, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

Additional Tenant Fee £75.00 (Inc VAT) per tenant

Processing the application, associated paperwork and referencing.

Guarantor Fee £NIL

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Company Let Application £300.00 (Inc VAT)

Pet Deposit - Returnable additional security Deposit of £100.00 (inc VAT)

To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorized scheme and may be returned at the end of the tenancy.

Unpaid Rent/Returned Payments Interest at 8% above Bank of England Base Rate from date due.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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