



4 Whetstone Close, Edgbaston, B15 2QL

£825 PCM

Spacious first floor, two bedroom apartment in an excellent location ideal for the QE hospital and University.
Reception hall with storage cupboard.

Large lounge/dining room with wooden flooring and picture windows overlooking communal gardens.

Retro style fitted kitchen with fridge freezer washing machine and electric cooker.

Inner hallway with storage cupboards. Spacious master bedroom with fitted wardrobes.

Second good size double bedroom also with fitted wardrobes.

House bathroom with shower over bath and retro vanity unit.

Separate WC.

Neutral decor and contemporary furniture throughout.

Gas central heating. Double glazing.

Off road parking.

Furnished.

Available Now

Full Description

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Council Tax Band: C

Energy Performance: C

Available Now

TENANT FEE INFORMATION

Applicable to all new assured shorthold Tenancies (ASTs) signed on or after 1st June 2019

Holding Deposit – capped at One weeks rent

Paid by you to reserve the Property. This will only be retained by us if any relevant

person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent

check, provide materially significant false or misleading information, or fail to sign

their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Deposit – capped at 5 weeks rent where the annual rent is under £50,000 and 6

weeks rent where the annual rent is £50,000 or higher.

This will cover damages and defaults by the tenant as detailed in the AST during

the tenancy.

Late payment of Rent

Interest will be charged at 3% above the Bank of England Base Rate from Rent Due

date until paid in full. This will not be levied until the rent is more than 14 days in

arrears with the interest calculated back from the first day of the arrears.

Lost Keys or security devices

Tenants are liable to the actual cost of replacing any lost key(s) or other security

device(s). If the loss results in locks needing to be changed, the actual costs of a

locksmith, new lock and replacement keys for the

tenant, landlord any other

persons requiring keys will be charged to the tenant.

Variation or changes to an existing tenancy agreement — £50 (inc.

VAT) per change.

This charge will cover the costs associated with taking landlord's

instructions as well as the preparation and execution of new legal

documents. This also covers costs in 'change of sharer' situations and

covers the landlords costs in securing a new sharing and associated legal

requirements in processing that new sharers application.

Early Termination as requested by Tenant

Should you wish to leave the property before the end of your tenancy

agreement, and should the landlord agree to this, then you will be liable

to cover the landlord's costs of re-letting the property as well as any rent

due under the terms of your tenancy agreement up until the point the

replacement tenancy commences.

Utility Payments

Tenants will remain responsible, unless agreed otherwise, for all utility

payments, TV licence and Council Tax accounts. Please refer to your AST

for full information.

Independent Redress Scheme that Hadleigh Lettings is a member of :

Property Ombudsman – www.tpos.co.uk

Registered Office – Milford House, 43 - 55 Milford Street, Salisbury,

Wiltshire, SP1 2BP

Client Money Protection provided by Property Mark.

www.arla.co.uk 01926 496 800

Arbon House, 6 Tournament Court, Edgehill Drive, Warwick CV34

6LGWiltshire, SP1 2BP

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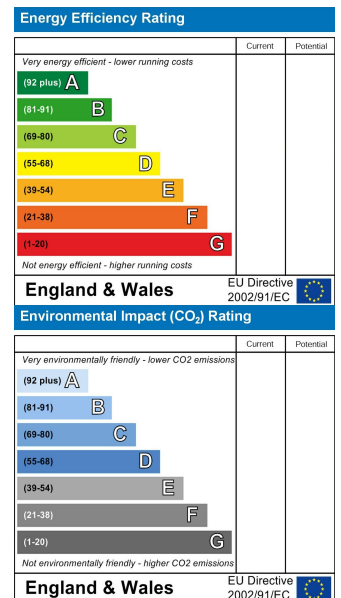
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Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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