



## Flats 1-6, 2 Short Street, Spalding

**£535 PCM**

**TO LET - NEW BUILD ONE BEDROOM APARTMENT LOCATED IN TOWN CENTRE WITH GAS HEATING.**

The property comprises of an entrance hallway, open plan lounge and kitchen, one bedroom and a bathroom. Benefitting from being close to local amenities with access to Spalding train station with links to Peterborough and Lincoln. Please call to view, available November 2018 (subject to development works)

£120 Application Fee / £1000 Deposit / £150 Preparation Fee  
(please note photos may slightly differentiate depending on the flat)

- NEW BUILD TO LET
- TOWN CENTRE LOCATION
- GAS COMBI BOILER

- COUNCIL TAX BAND A
- EASY ACCESS TO TRAIN STATION
- AVAILABLE NOVEMBER



### LOUNGE

Carpet flooring, skirting, skimmed ceiling. Upvc windows, radiator, range of power points. Ceiling light.

### KITCHEN

Fully fitted kitchen, cooker, extractor, space for fridge freezer and washer. Upvc window. Lino flooring.

### BEDROOM ONE

Carpet flooring, skirting, skimmed ceiling. Upvc window.

### BATHROOM

Tiled floor, Upvc window. WC unit, hand wash basin and bath unit with overhead shower.

### ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### VIEWINGS

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### PROPERTY POSTCODE

For location purposes the postcode of this property is: PE11 1EW

### RENTAL FEES

TENANTS FEES;

REFERENCING: £120 per person over 18

GUARANTOR: £120 per person

MOVE IN PREPERATION PACK: £150 per property

PETS PERMISSION FEE: £120 per property - non refundable

RENEWAL fee: £60 every 6 months (optional renewal)

PERIODIC FEE: £60

LATE PAYMENT FEE: £30

MISSED CONFIRMED APPOINTMENT FEE: £30

CHECK OUT FEE: £60.00

All fees are inclusive of vat

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.









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