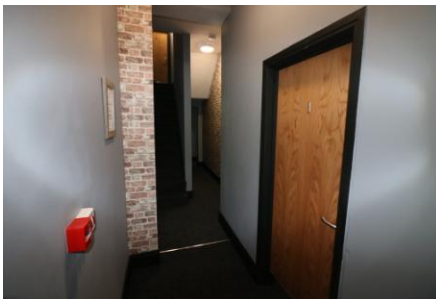


£450 pcm

Flat 1, 20 Louis Street, Hull, HU3 1LY
Available date: 22nd November 2024

- ◆ STUNNING one bedroom unfurnished apartment
- ◆ REFURBISHED to a high standard
- ◆ Bedroom with modern en suite shower
- ◆ MUST BE VIEWED





Fabulous ONE bedroom UNFURNISHED apartment presented to a high specification, benefiting from gas central heating and double glazing.

Located on Louis Street off Spring bank and being ideally positioned for local shops, amenities, bus routes, Hull Royal Infirmary, and a short walk into Hull City centre.

Communal entrance into an ATTRACTIVE and modern hallway with further private entrance in the apartment.

The apartment comprises of an open plan LIVING/DINING/KITCHEN area. The kitchen comes fully fitted with grey fronted wall and base units, ceramic hob, electric oven, FRIDGE/FREEZER and WASHING MACHINE.

Good size MASTER bedroom to the rear of the apartment with a STYLISH En-Suite bathroom with SHOWER cubicle, W.C and wash hand basin.

Communal rear garden.

MUST BE VIEWED TO BE FULLY APPRECIATED.

No pets and No smokers. Tax Band A.

To start the application process you will need to pay to us a holding deposit equivalent of one week's rent. Once received we will email an application form to complete as soon as possible. If at any time you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm.

By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded with 7 days. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured Shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019. In consideration of us processing your tenant application, you agree to pay those fees to us on request.

Please visit our website www.cjpropertyservices.co.uk and click on the Tenant's Guide for further information on our fees.

How to apply for this property:

1. Contact the team on 01482 645270 or email: info@cjpropertyservices.co.uk and explain which property you would like to apply for.
2. We will email you a covering letter confirming the following; monthly rent payable, duration of tenancy, security deposit and holding deposit required to enter into a contract of tenancy.
3. Before your application can be fully considered, you will need to pay to us a holding deposit equivalent of one week's rent. Should you be offered and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.
4. When the holding deposit has been paid you will receive a text and email from Vouch inviting you to enter your details online for credit checking and referencing.
5. Once all the checks are complete we will be in touch to arrange a signing up date at our office.
6. During the signing up appointment you will sign the tenancy agreement, for an agreed term, and will be given a set of keys. You will need to bring your ID and pay your security deposit, equivalent of five weeks' rent, and the remaining first month's rent prior to the signing up appointment.
7. If at any time you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm and your Landlord.
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10. Please visit our website www.cjpropertyservices.co.uk and click on The Tenant's Guide for further information on our fees.