



Nautica House The Waterfront

Selby, YO8 8FD

£750 PCM



This excellent second floor two bed flat, enjoys open views over the river/canal. The property comprises 2 double bedrooms, balcony, spacious kitchen / lounge / diner, bathroom, electric heating. Located within close walking distance of Selby Town Centre, railway and bus stations, the property benefits from excellent access to shops and road links and benefits from a covered parking space.

AVAILABLE NOW £750 RENT PCM - £865 DEPOSIT PCM



Entrance Hall 25'11" x 3'6" (7.90m x 1.09m)

Security access telephone with front door release. Storage cupboard and boiler / airing cupboard housing Pulse Coil Electric programmable boiler with hot water tank storage. Smoke Alarm.

Lounge / Kitchen / Diner 20'1" x 13'9" (6.14m x 4.21)

Large 'walk-in' UPVC double glazed bay front window. UPVC double glazed kitchen window. Fitted kitchen comprising wall and base units with worktop surfaces incorporating breakfast bar with stools. Integrated oven, electric hob and extractor unit, washing machine, freezer and fridge. Inset ceiling lights and smoke alarm. Telephone, satellite aerial and TV points in lounge.

Bed 1 12'9" x 10'6" (3.90m x 3.22m)

UPVC double glazed door with sidelights and opening windows accessing onto rear South West facing balcony. Large fitted wardrobe with mirror sliding doors.

Rear Balcony

(off bed 1) Ideal for later day sun or clothes drying. External wall light.

Bed 2 10'5" x 12'8" (3.18m x 3.87m)

UPVC double glazed window. Telephone point.

Bathroom 9'4" x 7'7" (2.86m x 2.33m)

White bathroom suite comprising: bath, shower mixer unit with curtain shower fitment over bath, WC, wash hand basin, shaver point, electric extractor fan and heated towel rail.

Outside

Designated covered parking allocated to 46 Nautica in the undercroft directly below the flat. Visitor parking available.

INFORMATION FOR TENANTS

- Deposit (previously called the bond): All of our deposits are protected with My Deposits' which is a government sponsored scheme. The cost of the deposit will be equivalent to no more than 5 weeks rent. If the property will be managed by the landlord they may use a different deposit protection scheme - in this case please ask our office for details.

- First Month's rent: The date that you sign your tenancy is the date you are required to pay your rent. The first month's money will be due a few days prior to the start of your tenancy and then due monthly (for the month ahead) by standing order. Rents are usually quoted per calendar month (PCM).

AML - Anti Money Laundering Checks: In line with legislation we use the services of 'Smart Search' to complete the relevant ID verification checks for all landlords and tenants, there is a fee associated with this service payable by the landlord.

As a tenant you will be responsible for all utility bills unless you have a written agreement to state otherwise.

Keith Taylor are part of the following schemes:

Client money protection scheme: Propertymark CMP

Redress scheme: The Property Ombudsman

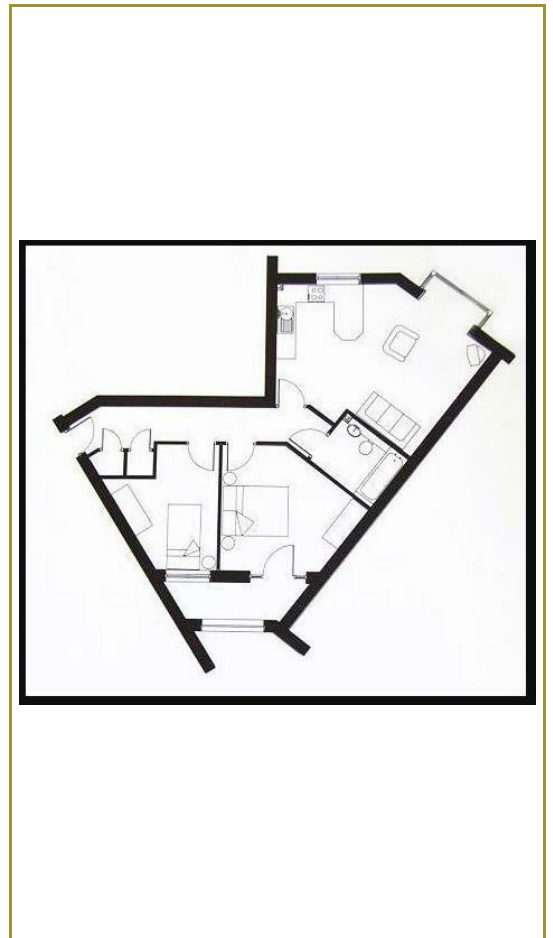
COUNCIL TAX BAND

* PLEASE NOTE COUNCIL TAX IS BAND B *

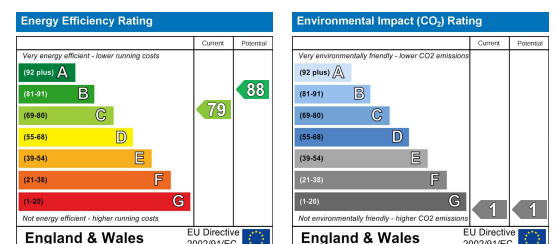
Area Map



Floor Plans



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.