

Top Flat Partney Filling Station,
PARTNEY

£550 PCM

SINCE 1842
Willsons
PROPERTY PROFESSIONALS



- First floor flat
- Two bedrooms
- Oil Central Heating
- UPVC double glazing throughout
- Off road parking available
- Heating and Water included in rent
- Council Tax Band: A
- EPC Rating: D
- Deposit: £634.60

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"AGENT COMMENT"

Two bedroom first floor flat located in Partney. This property consists of two double bedrooms, a bathroom, a large living room and a kitchen with integrated appliances. Property benefits from Off road parking. *Please be aware this flat is situated on a petrol station forecourt.

How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding Deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £126.92, must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £634.60

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

Two bedroom first floor flat located in Partney

Entrance

16'5" x 3'1" (5.02 x 0.96)

Front door, light, sockets and switches

Kitchen

11'0" x 11'1" (3.37 x 3.38)

Window, radiator, range of wall and base units, integrated oven and hob, built in extractor fan, sink with drainer, space and plumbing for washing machine, light, sockets and switches.

Bathroom

7'6" x 5'5" (2.31m x 1.66m)

Window, radiator, sink, toilet, bath with shower, extractor fan, light and pull cord switch

Lounge

13'4" x 9'3" (4.07 x 2.82)

Window, radiator, tv point, light, socket and switches

Bedroom 1

12'0" x 9'7" (3.66 x 2.94)

Window, radiator, Tv point, light, socket and switches

Bedroom 2

12'0" x 6'10" (3.67 x 2.10)

Window, radiator, Tv point, light, sockets and switches

Services

Oil central heating throughout, mains electric on a pre-paid meter, mains water



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onTheMarket.com

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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