

England & Wales	
EU Directive 2002/91/EC	
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	Not environmentally friendly - higher CO <sub>2</sub> emissions
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G

Environmental Impact (CO<sub>2</sub>) Rating

England & Wales	
EU Directive 2002/91/EC	
Potential	Very energy efficient - lower running costs
Current	Not energy efficient - higher running costs
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
74	75

Energy Efficiency Rating





## Property Description

A newly refurbished two bedroom ground floor maisonette complete with two en-suite shower rooms. This ultra modern property has been transformed and now provides a luxurious two bedroom home suited to a professional person or couple looking to be surrounded by the quiet rural location of Jersey Farm.

## Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.



Entrance lobby

Open plan living room/ kitchen

High end fitted kitchen

Fully integrated appliances including dishwasher

Quartz kitchen work surfaces

Attractive kitchen breakfast island

Four island stools

Two double bedrooms

Two en-suite matching shower rooms

Warm and Cool air heating system

App controlled state of the art security system

Newly landscaped garden with shed

Electric water system

Residents parking

Garage

Council Tax band C

EPC rating band C

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).

