

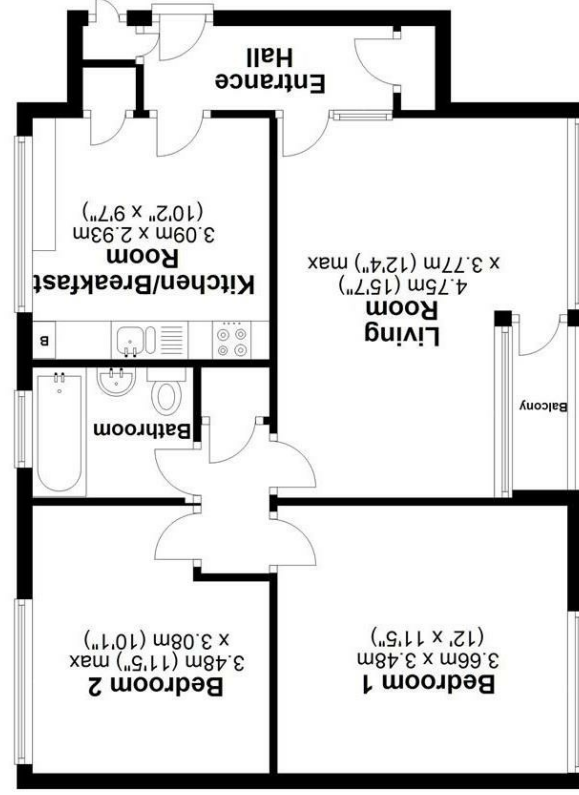
England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO2 emissions	(92 plus) A
Current	Not environmentally friendly - higher CO2 emissions	(1-20) G

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

England & Wales		EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs	(92 plus) A
Current	Not energy efficient - higher running costs	(1-20) G

Energy Efficiency Rating

Total area: approx. 61.3 sq. metres (659.6 sq. feet)  
 Plan produced for Daniels Estate Agents  
 Plan produced using PlanLP.



Approx. 61.3 sq. metres (659.6 sq. feet)  
**First Floor**





## Property Description

A nicely presented second floor two bedroom apartment conveniently positioned for the mainline station and the City centre in close proximity. This spacious apartment has been modernised to a good standard, ideally suited to a professional person or couple.



Communal Entrance

Private inner hallway

Kitchen with appliances

Good sized living room with Balcony

Two double bedrooms

Bathroom with electric shower

Residents permit parking

Gas central heating

EPC rating band C

Council Tax band C



## 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.

We will then need all tenants to be fully referenced by 'Right Move' 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).

