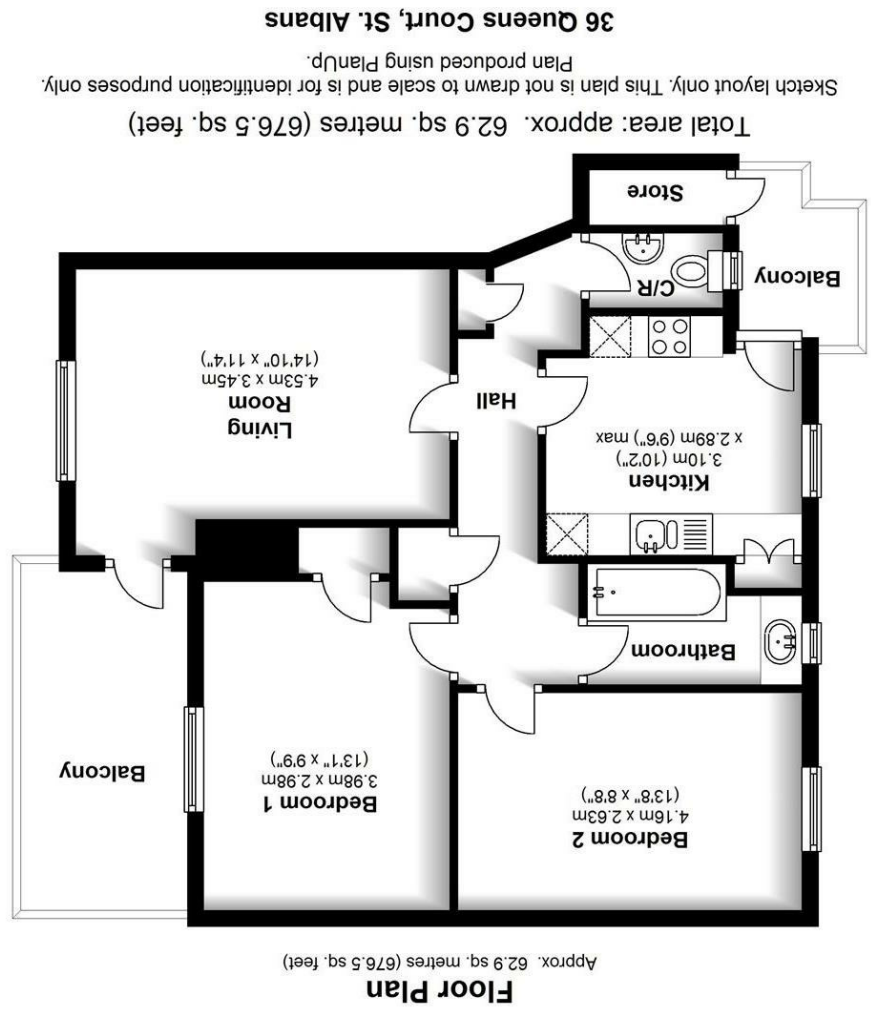


Energy Efficiency Rating	
Potential	70
Current	65
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Very energy efficient - lower running costs	
Environmental Impact (CO ₂) Rating	
Potential	70
Current	64
England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Very environmentally friendly - lower CO ₂ emissions	





Property Description

A well presented two bedroom top floor apartment in this well located development within the catchment for Beaumont School and just over half a mile from the mainline station with the City centre just beyond. This superb property benefits from a south facing balcony, double glazing, gas central heating and a spacious and secure ground-floor storage cupboard included for the tenant's exclusive use, providing excellent additional storage for bicycles, scooters, sports equipment, and other personal items.

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.



Living room with south facing balcony

Fitted kitchen with appliances including dishwasher

Two double bedrooms

Modern bathroom with shower

Re-fitted cloakroom

Further balcony to rear

Useful external storage cupboards

Residents parking

Gas central heating

Council tax band C

EPC rating band D

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).

