



Centurion Place, Brough, HU15 1QZ
£700 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - A well presented 2 bedroom first floor apartment which has recently been re-carpeted and re-decorated. The property includes an allocated parking space and the accommodation comprises hallway, spacious lounge opening to a fitted kitchen, 2 bedrooms and a bathroom.



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Key Features

- OFFERED UNFURNISHED
- First Floor Apartment
- 2 Bedrooms
- Lounge Open Plan To Fitted Kitchen
- Allocated Parking Space
- Highly Convenient Location
- EPC = B
- Council Tax = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

With uPVC door and staircase leading to the first floor.

FIRST FLOOR

LANDING

LOUNGE

With window to the rear.

KITCHEN

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, breakfast bar, electric hob, electric oven, cooker-hood, integrated fridge freezer, plumbing for an automatic washing machine and window to the rear.

BEDROOM 1

With window to the front.

BEDROOM 2

With window to the front.

BATHROOM

With a three piece suite comprising WC, inset wash basin and a panelled bath with a thermostatic shower.

OUTSIDE

Allocated parking within courtyard.

GENERAL INFORMATION

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a electric central heating system to panelled

radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

VIEWINGS

Strictly by appointment with the sole agents.

TENANCY INFO

A minimum of 12 months (Assured Shorthold) We will require One Months rental in advance. Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£161.53). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set

out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain

referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



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