



1 Church Street, South Cave, HU15 2EH
£595 Per Calendar Month



Platinum Collection

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OFFERED FURNISHED - A spacious 1 bedroom first floor apartment located in the heart of South Cave. The property features a lounge, kitchen, double bedroom and en-suite bathroom. There is also the use of a communal roof terrace.



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Key Features

- OFFERED FURNISHED
- First Floor Apartment
- 1 Double Bedroom
- Spacious Lounge
- Communal Roof Terrace
- Central Village Location
- EPC - TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(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

COMMUNAL ENTRANCE

Allowing access to a communal entrance with a staircase leading to the first floor.

ENTRANCE HALL

Allowing access to the property.

KITCHEN

A fitted kitchen with a number of appliances.

LOUNGE

A good sized lounge with furniture.

DOUBLE BEDROOM

A double bedroom with furniture.

BATHROOM

Fitted with a three piece suite

COMMUNAL ROOF TERRACE

There is access to a communal roof terrace

VIEWINGS

Strictly by appointment with the sole agents.

COUNCIL TAX

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

TENANCY INFO

A minimum of 6 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 (£137.30). 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



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