



A one bedroom second floor flat in a CONVERTED GRADE II LISTED BUILDING located in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises entrance hall, LOUNGE, SEPARATE KITCHEN, BATHROOM, Gas central heating, EPC C.

- ONE BEDROOM
- BILLS NOT INCLUDED
- SOUGHT AFTER BRUNSWICK TOWN
- SECOND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SEPARATE KITCHEN
- LOUNGE
- BATHROOM
- WELL PRESENTED





**SECOND FLOOR**

**ENTRANCE LOBBY**

Door to:

**ENTRANCE HALL**

Entry phone system, radiator, door to lounge, bathroom and:

**BEDROOM**

West aspect sash window, radiator.

**BATHROOM**

Fitted with white suite comprising panelled bath with mixer tap, radiator, wall mounted vanity cupboard, extractor fan.

**LOUNGE**

Two sash windows, radiator, door to:

**KITCHEN**

Worktop with tiled surround and eye level wall cupboards over, single drainer stainless steel sink unit with mixer tap, electric oven, gas hob with extractor hood over, plumbed space for washing machine, space for appliance, wall mounted combination boiler, West aspect sash window.

**COUNCIL TAX BAND A - £1,558.71**

**Full Description**

A one bedroom second floor flat in a CONVERTED GRADE II LISTED BUILDING located in SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises entrance hall, LOUNGE, SEPARATE KITCHEN, BATHROOM, Gas central heating, EPC C.

**ADDITIONAL**

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check or provide materially significant false or misleading information. The holding deposit will be offset against the first months rent.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

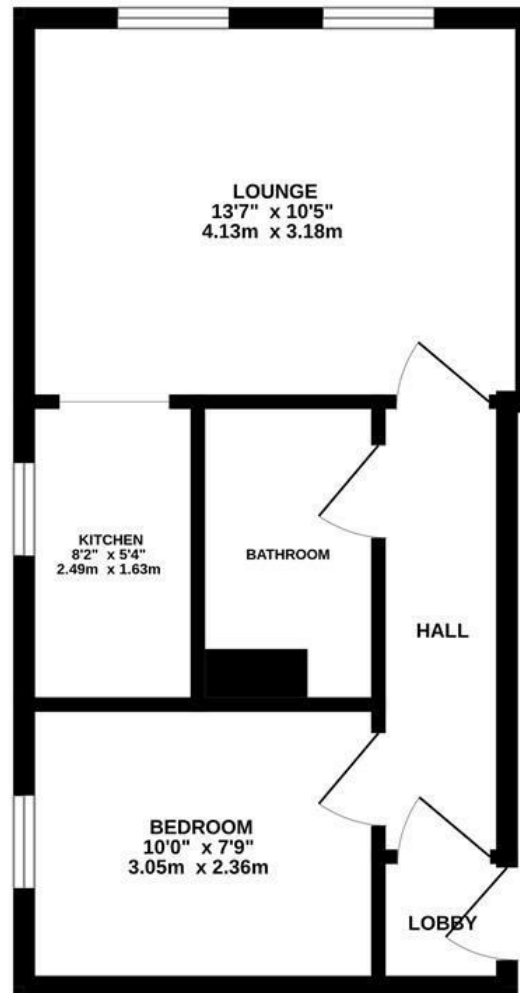
Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

FOURTH FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)

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

**Council Tax Band: A**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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## DISCLAIMER

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