



## 17 Roman Road, Spalding, PE12 0XQ

**£795 PCM**

Ark Property Centre are delighted to offer to let this two bedroom property located in the popular village of Moulton Chapel, close to Spalding and Peterborough. The property briefly comprises of a lounge, modern kitchen/diner, two double bedrooms, courtyard garden, family bathroom. The property benefits from off road parking and a storage outbuilding. Council Tax Band A, Deposit £917.30.

**Lounge**

Double glazed entrance door and window, brown carpet, spot lighting, feature fireplace, TV point, electric radiator.

**Kitchen**

Fitted with a matching range of base and eye level units, fitted with a electric oven, gas hob, with extractor over, ceramic sink with mixer tap, integrated dishwasher, part tiled, double glazed window to rear, french doors to rear, tall storage cupboards for coats ect, tiled flooring. Feature fireplace.

**Bedroom One**

Fitted with a brown carpet, light fitting, double glazed windows, walk in wardrobe, tv point to wall, tv bracket.

**Bedroom Two**

Fitted with a grey carpet, window to rear, light fitting.

**Bathroom**

Fitted with a three piece suite comprising of wash hand basin, low level WC, panelled bath with shower over. Floor to ceiling matching tiles, window to rear, storage cupboard.

**Rear Garden**

Courtyard style garden,

**Viewings**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**Rental Fees**

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices:** Tenants will be charged a fee to cover the cost of replacing a lost

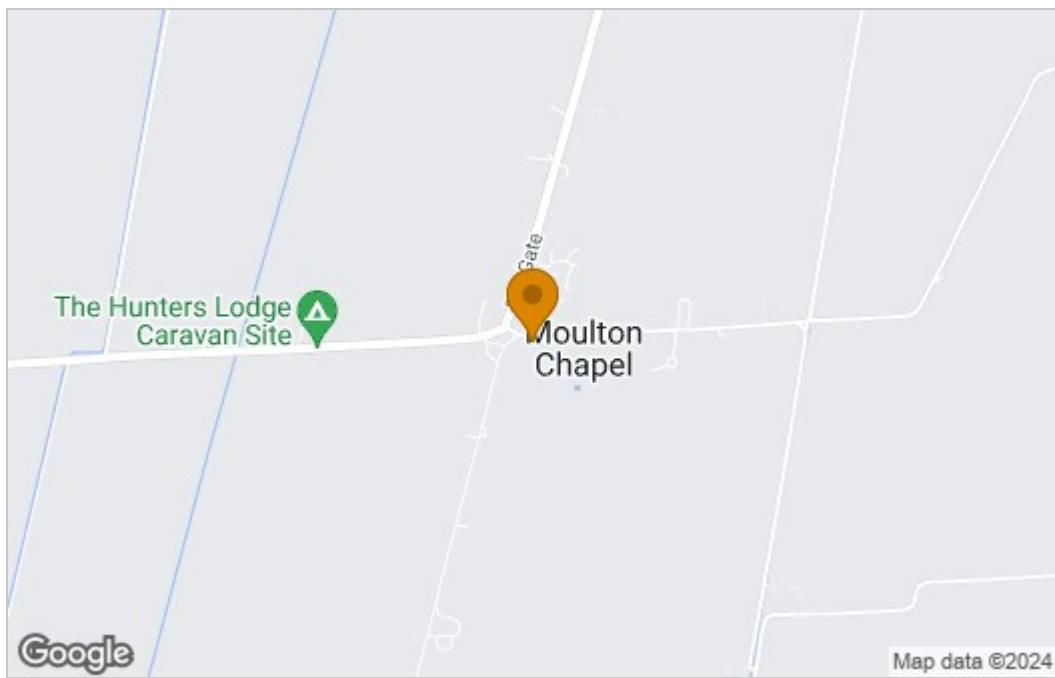
key or security device. This fee will be dependent on the style and make of the key/lock/device.

**Disclaimer**

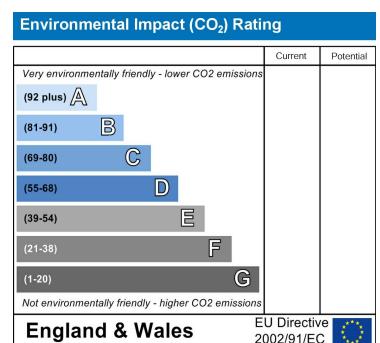
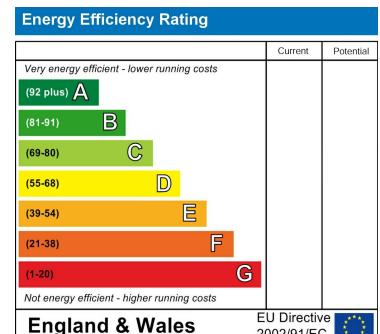
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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