



8 Harrington House, Spalding, PE11 1RY

£850 Per Calendar Month

This superb first floor apartment, ideally situated in Spalding Town Centre, comprises an entrance hall with useful storage, a spacious lounge, a fully fitted kitchen with an integrated fridge/freezer and dishwasher, a contemporary bathroom, and two well-proportioned double bedrooms. The property further benefits from mains gas central heating, UPVC double glazing, secure allocated parking, and lift access from the foyer. Deposit: £980.76, Council Tax Band: B

Entrance Hall

Skimmed walls and ceiling. Storage cupboard. Wooden entrance door.

Lounge 13'10" x 15'7" (4.22 x 4.76)



Carpet flooring, skirting, skimmed ceiling Upvc bay window to the front. Radiator. Range of power points.

Kitchen 7'10" x 9'9" (2.39 x 2.97)

Fully fitted kitchen with a matching range of base and eye level units with dishwasher, washing machine, microwave and cooker. Wall mounted gas combi boiler.

Bedroom One 11'7" x 11'5" (3.53 x 3.47)



Carpet flooring, skirting, skimmed ceiling Upvc bay window to the front. Radiator. Range of power points.

Bedroom Two 11'7" x 9'2" (3.52 x 2.80)



Carpet flooring, skirting, skimmed ceiling Upvc bay window to the front. Radiator. Range of power points.

Bathroom 9'1" x 5'7" (2.78 x 1.71)



Fully fitted bathroom with sit in shower, WC unit and hand wash basin. Fully tiled walls and flooring.

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.

Viewing

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.

Property Postcode

For location purposes the postcode of this property is: PE11 1RY

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Rental Application

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. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

Changes to the Tenancy: When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be a £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed

£50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Payments in respect of Council Tax; Tenants are required to pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

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WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Verified Material Information

Council tax band: B

Annual charge: N/A

Property construction: Brick

Electricity supply: Mains

Solar Panels: N/A

Other electricity sources: N/A

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas

Heating features: None

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three and O2 is Likely over Voice and Data. Vodafone is Limited.

Parking: Gated secured parking with one allocated parking space

Building safety issues: No

Restrictions: No

Public right of way: No

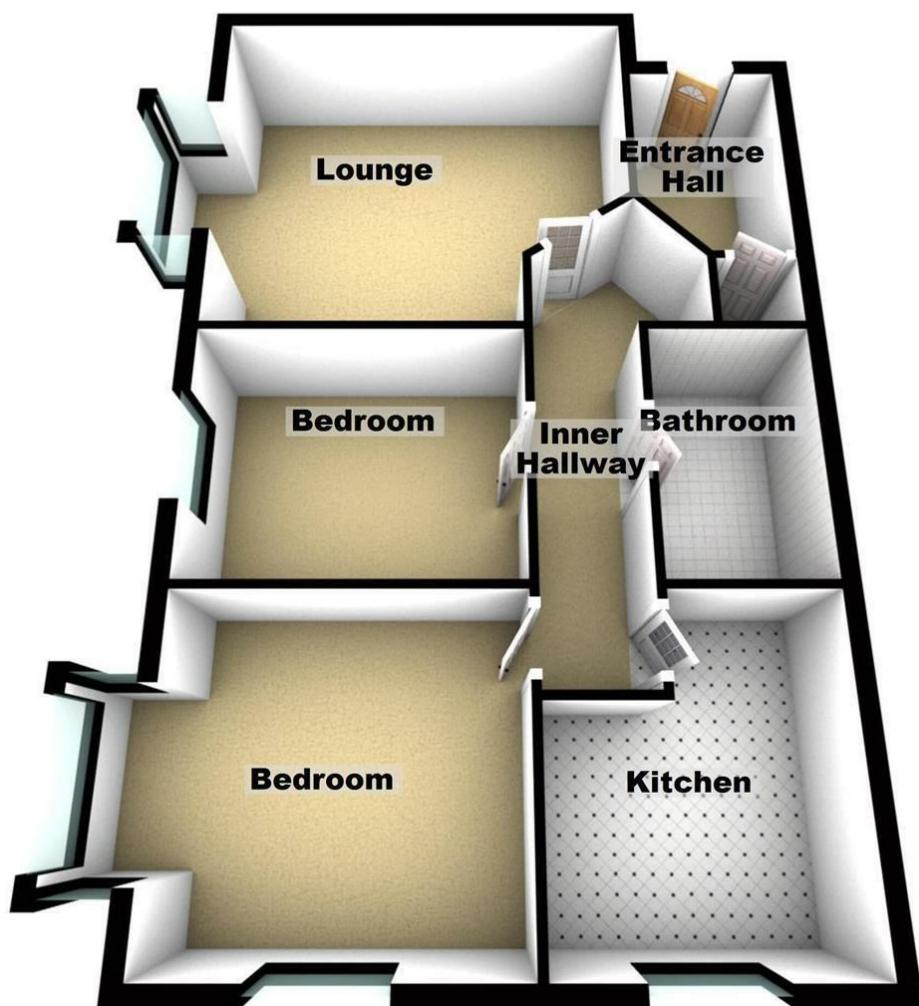
Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: no

Accessibility and adaptations: No
Energy Performance rating: C

Floor Plan

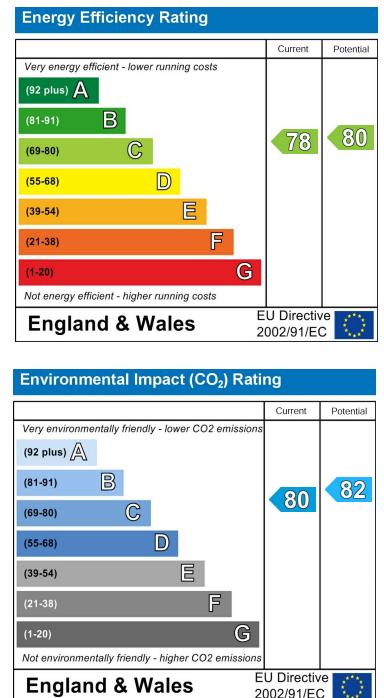
Ground Floor



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

