



## **Flat 4 Corner House, Abbey Road, Boston, PE20 3EN**

**£500 Per Calendar Month**

Ark Property Centre are delighted to offer this charming studio flat located on Abbey Road in the picturesque village of Swineshead. This property boasts a cosy atmosphere with its well-equipped kitchen, spacious bedroom area, and a modern shower room. PLEASE NOTE THIS IS A STUDIO FLAT SO DOES NOT HAVE A SEPARATE BEDROOM.

It's an ideal space for a single individual or a couple looking for a quaint home. The property benefits from its prime location in the heart of the village, close to all shops and amenities, and also offers off-road parking. Council Tax Band A, £576.92 deposit.

### Kitchen



Part tiled walls, range of built in wall and base units - light grey gloss,. Ceramic hob and built in oven. Stainless steel inset sink with mixer tap. Space for washing machine. Power points  
Electric light point. Tiled wood effect flooring. Electric radiator.

### Shower Room



Fully tiled shower cubicle with Triton T80 shower. Low level WC. Grey gloss vanity drawer unit and ceramic basin. Extractor Fan. Electric Radiator. Electric light point. LED illuminated bathroom mirror. Tiled wood effect flooring.

### Bedroom/Living Room



Radiator. Electric light point. Power points. TV point. Spot lights. Grey Carpet

### Property Postcode

For location purposes the postcode of this property is: PE20 3EN

### Viewing Arrangements

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.

### 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.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

### 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Verified Material Information

Council tax band: A

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Building safety issues: No

Restrictions: No

Public right of way: No

Broadband: As stated by Ofcom, Standard and Superfast is available.

Mobile coverage: As stated by Ofcom, EE and

Three is Limited over Voice and Data, O2 is limited over voice and not available for data.

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

Coastal erosion risk: No

Planning permission: Please refer to Boston Borough Council for any relevant planning applications in the area.

Accessibility and adaptations: No

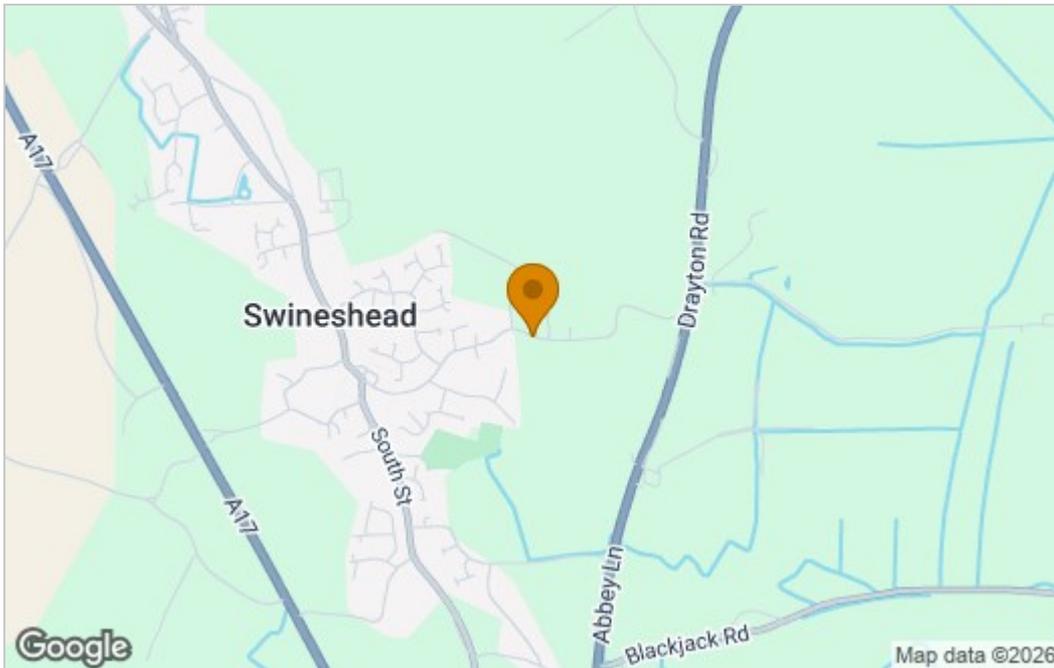
Coalfield or mining area: No

Parking: Off road parking

Energy Performance rating: E

## Floor Plan

## Area Map



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## Energy Efficiency Graph

