

PLET162

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy (or longer by negotiation).
(Non Smokers Only).

Ground Floor Flat No 1 Bandroom Flat High Bentham Nr Lancaster LA2 7HF



Rental Price: £360 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £500 payable in advance

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Comprising a modern single bedroomed ground floor flat enjoying gas central heating, sealed unit double glazing and private parking.

Situated in a tucked away yet central location close to all local amenities.

Non Smokers Only.

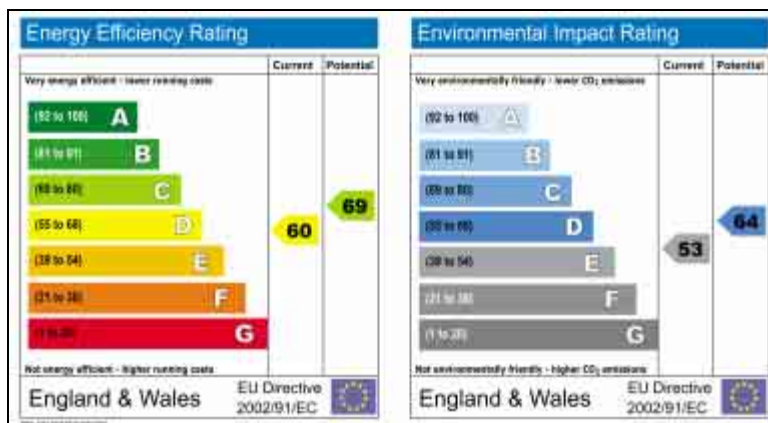
Pets: Pets may be acceptable by prior arrangement.

N.B. Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. electricity, gas, water, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred preparing the lease to the sum of £88.13 (*inclusive of VAT at current rate of 17.5%*) and also a MARAS (*Managing Agents Reference Assistance Services Ltd*) security check charge to the sum of £30.00 (*inc VAT*) per Adult person, both sums payable in advance. A tenancy deposit (returnable damages bond) of £500.00 will be required before entry which will be deposited in the new **GOVERNMENT CUSTODIAL SCHEME** of the **DEPOSIT PROTECTION SERVICE**; *at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a **free service, offered by the custodial scheme** protecting the deposit, to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at www.depositprotection.com or on Tel: 0870 707 1707.*

Accommodation Comprising:

- Entrance Vestibule:** Smoke alarm.
- Built In Boiler Cupboard:** Housing "Valiant" boiler providing instant hot water, electric circuit breaker.
- Living Kitchen:** 18' x 12'1
(5.49m x 3.68m)
Fitted base cupboards and wall unit incorporating stainless steel single drainer sink unit, auto washer recess, electric cooker recess with overhead extractor hood (*insitu electric cooker available for purchase from the previous tenants if required*) and work surfaces. Smoke alarm, 2 x centre lights, 2 x radiators, TV point, telephone point, glazed panel outside door.
- Bedroom:** 11'6 x 10'6 max
(3.51m x 3.20m max)
Centre light, radiator.
- Shower Room:** 6'10 x 4'9
(2.08m x 1.45m)
Shower cubicle, wc and wash basin. Tiled splash backs, centre light, radiator, auto vent.
- Services:** Mains water, electric, gas and drainage connected. External service meter cupboards.
- Council Tax Band:** A (verbal enquiry only).
- Tenant Finding Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Energy Performance Certificate



MISREPRESENTATION ACT 1967:
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