

PLET163 / RPB00909

## TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy (*longer term maybe available following initial term*)  
Available from **Mid June 2017**. (Non Smokers Only).

## First Floor Apartment No 2 Bandroom Flat High Bentham Nr Lancaster LA2 7HF



**Rental Price: £395 per calendar month (payable monthly in advance) plus \*fees\***

**Returnable Damage Bond: £500 payable in advance**

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

Comprising a modern newly refurbished single bedroomed first floor apartment incorporating living kitchen, shower room, gas central heating and sealed unit double glazing.

Off street vehicular parking facility in neighbouring Auction Mart yard apart from on sale days.

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

**Strictly No Pets.**

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VAT Reg. No. 636 2413 54



**\*Fees\*/Conditions:** The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred for the preparation and serving of the lease agreement (*this is usually a sum of £90.00 (inclusive of VAT at current rate of 20%) however this figure may vary depending on the actual solicitors acting on behalf of the landlord*). The ingoing tenant will also be responsible for payment of a "MARAS" fee (*Managing Agents Reference Assistance Services Ltd*) representing a security check charge to the sum of £30.00 (*inc. VAT*) per Adult person. Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the perspective tenant to provide us with satisfactory "Identification Verification Documents" ie Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Maras fee are payable in advance. A tenancy deposit (*returnable damages bond*) will be required before entry which will be deposited in the **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 as to 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 Government 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](http://www.depositprotection.com) or on Tel: 0870 707 1707.*

**How to rent - The checklist for renting in England:** To obtain this government checklist please click the following link :- [www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent).

**Accommodation Comprising:** (Wood laminate flooring throughout).

**Entrance Vestibule:** Centre light, radiator, smoke alarm, electric circuit breaker.  
Built in boiler cupboard housing "Valiant" gas boiler providing full central heating and instant hot water.

**First Floor:**

**Landing:** Centre light. loft access.

**Living Kitchen:** Modern fitted base and wall cupboards incorporating stainless steel single drainer sink unit, combination washer dryer, electric cooker recess with overhead extractor hood and work surfaces, strip light, centre light, 2 x radiators, 2 x smoke alarms, telephone point, TV point.



**Bedroom:**

12'3 x 8'5

(3.73m x 2.57m)

Centre light, radiator.



**Shower Room:**

8'2 x 4'2

(2.49m x 1.27m)

Large fully tiled shower cubicle, wc and wash basin. Tiled splash backs, centre light, radiator, auto extractor vent.



**Outside:**

Gravelled amenity area shared with ground floor apartment.

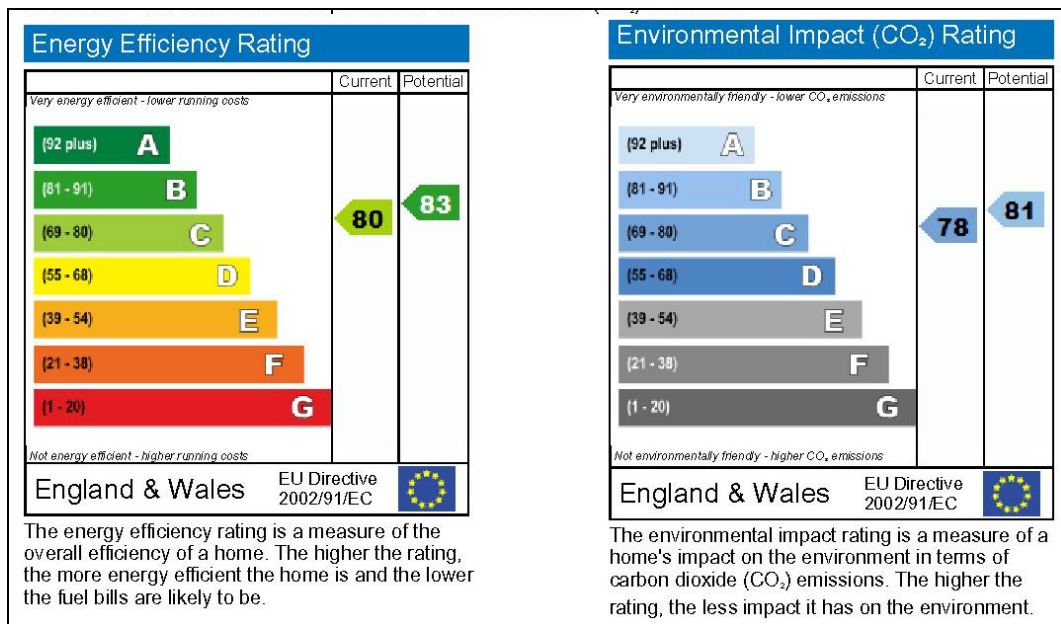
**Services:** Mains water, electric, gas and drainage connected. External service meter cupboards.

**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.

**Please Note:** In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all tenants to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.).

**Energy Performance Certificate**



**MISREPRESENTATION ACT 1967:**

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