

# Greg Roberts & Co.

ESTATE AGENTS

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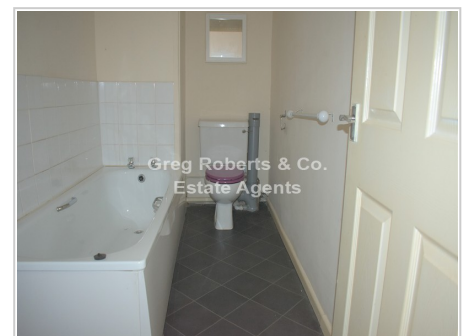
350 Monthly \*



- Two Bedrooms
- Kitchen/Living Room
- Family Bathroom
- Town Centre Location
- Close To Local Amenities
- STRICTLY NO PETS OR SMOKERS
- TERMS & CONDITIONS APPLY

Ref: PRA10673

Viewing Instructions: Strictly By Appointment Only



## General Description

Two bedroomed first floor flat which also benefits from kitchen/living room area and a bathroom. Centrally located for the shops and all local amenities. AVAILABLE NOW - PLEASE READ THE TERMS & CONDITIONS BEFORE CONTACTING US - THANKS. (STRICTLY NO PETS OR SMOKERS)

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## Accommodation

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### Accommodation

TERMS - minimum term of six months based on a standard six month Assured Shorthold Tenancy Agreement.

RENTAL - Â£300 per calendar month payable in advance excluding Council Tax, water rates and all utilities.

BOND - In the sum of Â£300. Only repayable on the termination of the occupancy on the proviso the property is returned to the Landlord in the same satisfactory state of repair and condition as at the inception of the tenancy.

APPLICATION FEE - Â£NIL

CONDITIONS - The Landlords acceptance of a prospective tenant will depend on Personal representation of the interested party along with receipt of appropriate and satisfactory references.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*