



24 Breda Court, Spalding, PE11 3LT

£700 PCM

Well-presented one-bedroom house to let, comprising a lounge, fitted kitchen/diner, double bedroom, and bathroom. Benefits include UPVC double glazing, gas central heating, and an allocated parking space. Conveniently located close to local amenities and transport links. Deposit £807.69

Lounge 12'4" x 11'5" (3.76m x 3.48m)

UPVC front door and UPVC window to the front aspect. Carpeted flooring, radiator, TV aerial point, under-stairs storage cupboard, stairs rising to the first-floor landing, and door leading to the kitchen.

Kitchen 12'4" x 7'8" (3.76m x 2.36m)

Fitted with a range of base and eye-level units incorporating an integrated fridge and gas hob. UPVC window and door to the rear aspect, tiled flooring, radiator, and wall-mounted gas central heating boiler.

Bedroom 12'4" x 11'5" (3.76m x 3.48m)

Two UPVC windows to the front aspect, carpeted flooring, and radiator.

Bathroom 12'4" x 7'8" (3.76m x 2.36m)

Fitted with a white suite comprising a low-level WC, wash hand basin, and panel-enclosed bath with shower over. Two UPVC windows to the rear aspect, lino flooring, radiator, and built-in airing cupboard.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

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 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

Property Postcode

For location purposes the postcode of this property is: PE11 3LT

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.

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

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultra Fast are available

Mobile coverage: As stated by Ofcom, EE is good outdoor and variable in-home, o2, Vodafone and

Three are good outdoor

Parking: Off road parking

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding

from groundwater is unlikely in this area. Reservoirs - There is a risk of flooding from reservoirs in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

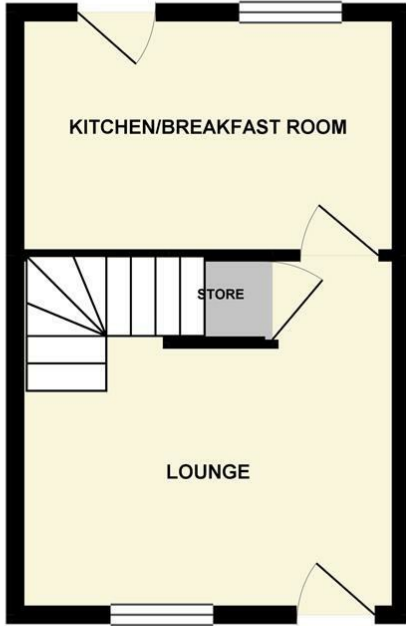
Accessibility and adaptations: No

Coalfield or mining area: No

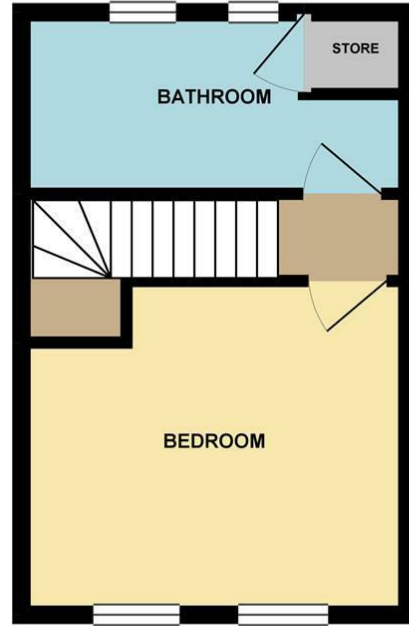
Energy Performance rating: C

Floor Plan

GROUND FLOOR

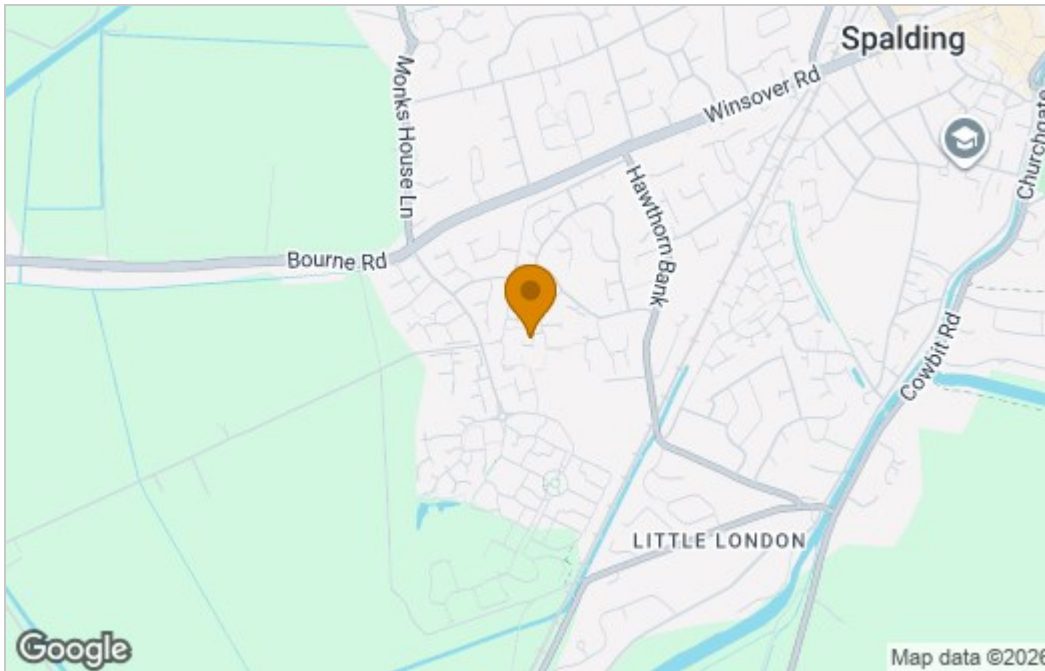


1ST FLOOR

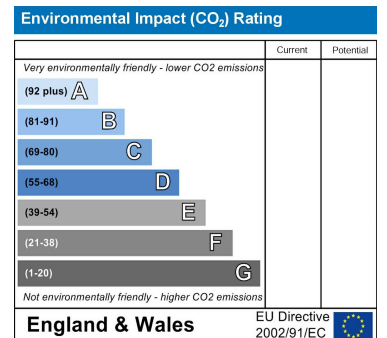
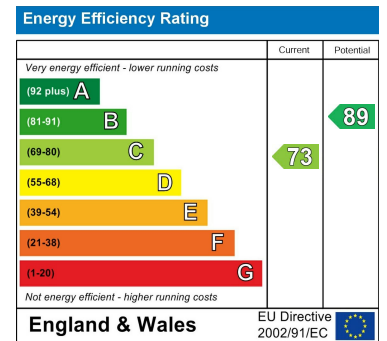


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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