



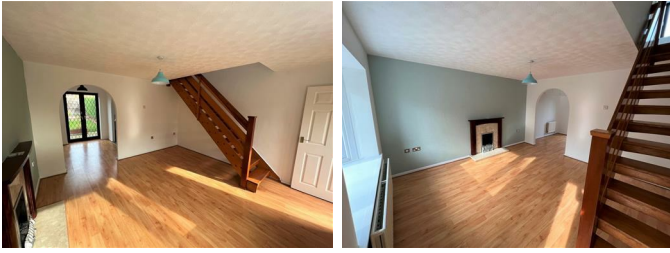
## **22 Fieldfare Croft, Boston, PE21 8ED**

**£850 Per Calendar Month**

Ark Property Centre are delighted to offer this two bedroom property located on the outskirts of Boston. The property comprises of entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are two Double Bedrooms both with fitted wardrobes and a family bathroom.

The property benefits from having off road parking to the front and side of the property and a fully enclosed rear garden. Council Tax Band A, £980.76 deposit, available mid August.

**Lounge 8' 1" x 6' 11" (2.46m x 2.11m)**



Laminate flooring, skirting with artexed ceiling, Upvc window. Radiator.

**Dining Room 8' 1" x 6' 11" (2.46m x 2.11m)**



Laminate flooring, skirting with artexed ceiling, Upvc window. Radiator. Storage cupboard housing fuse board. Patio doors leading to garden.

**Kitchen 8' 1" x 5' 10" (2.46m x 1.78m)**

Fitted kitchen with cupboard and drawer units. Built in cooker with electric hob. Gas combi boiler. Worktops with stainless steel sink and mixer tap.

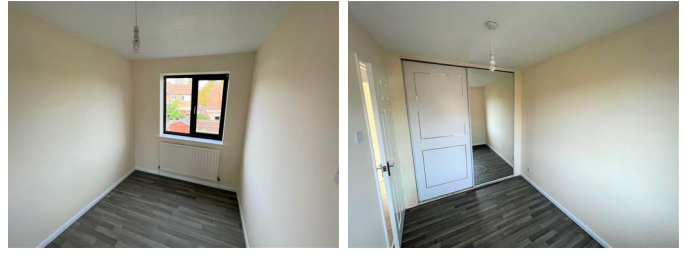
**First Floor Landing**

**Bedroom One 13' 1" x 8' 8" (3.99m x 2.64m)**



Lino flooring, skirting with skimmed ceiling, Upvc window. Radiator. Fitted wardrobes.

**Bedroom Two 9' 0" x 6' 11" (2.74m x 2.11m)**



Lino flooring, skirting with skimmed ceiling, Upvc window. Radiator. Fitted wardrobes, with storage cupboard.

**Bathroom 6' 1" x 5' 11" (1.85m x 1.8m)**



Lino flooring. WC unit and hand wash basin. Bath unit. Radiator. Tiled splashback.

**Exterior**



Patio area, laid to lawn with shed.

**Property Postcode**

For location purposes the postcode of this property is: PE21 8ED

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**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.

**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.

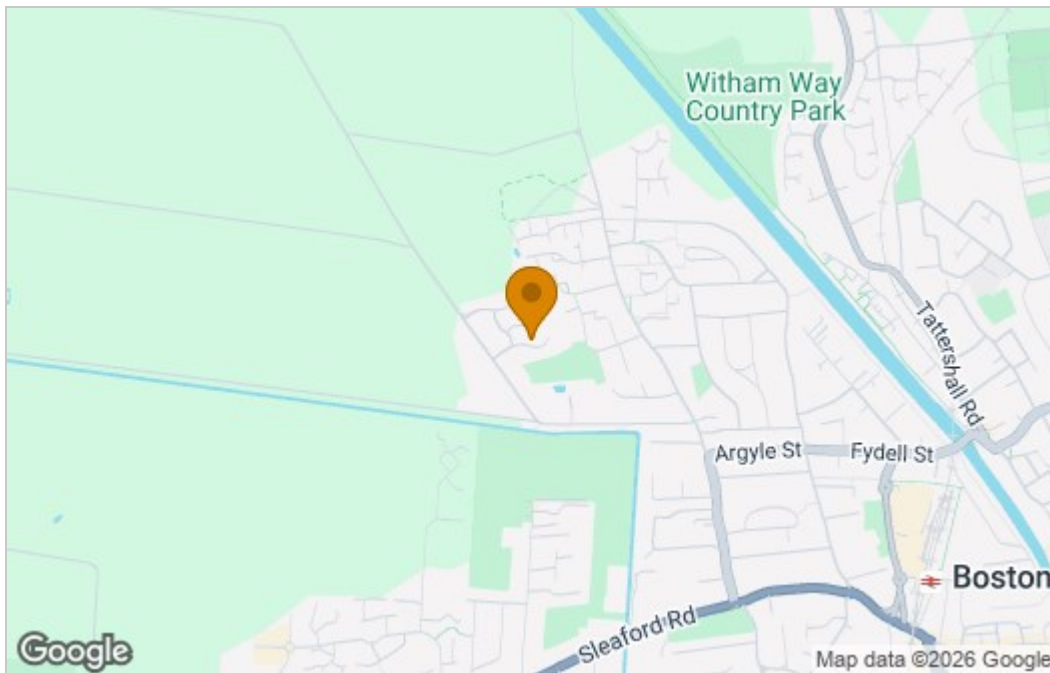
**Payments for utilities;** The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

**WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME**

**WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME**

## Floor Plan

## Area Map



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## Energy Efficiency Graph

