



16a Park Lane, Lincs, PE11 4UE

£895 PCM

****Please note these photos were taken prior to the current tenancy****

The property comprises of entrance hallway, cloakroom, living room, kitchen and diner, landing, master bedroom with storage cupboard and ensuite bathroom, two further bedrooms and family bathroom. The front of the property provides two allocated parking spaces and further visitor bays available with side access to the rear garden. Located within walking distance to local shops, public house and as well as primary and secondary schools. Deposit £1032.69.

Kitchen



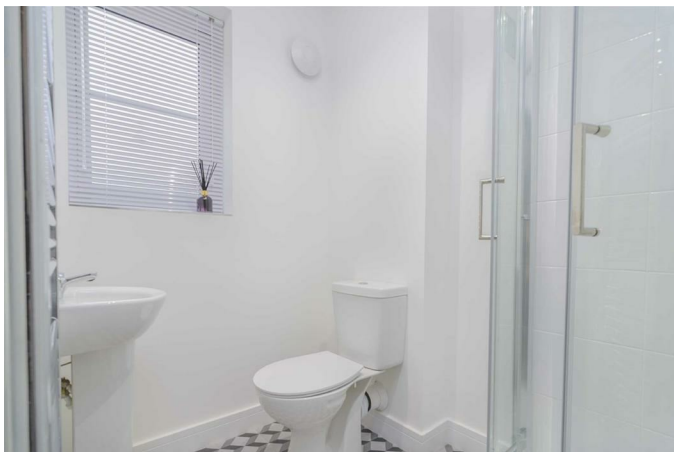
Upvc window to rear aspect and Upvc patio doors to rear garden. Vinyl flooring. Integrated oven with hob and extractor above. Spot lighting. Understairs storage cupboard.

Living Room



Upvc window to front aspect. Carpeted. Radiator. Ceiling light. Television point.

Cloakroom

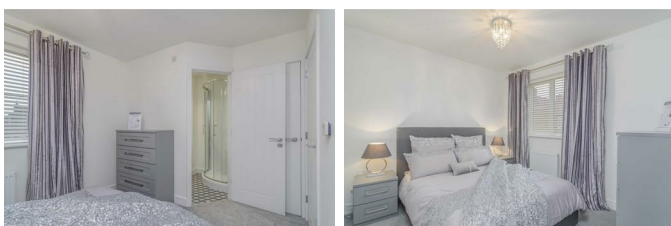


Upvc window to front aspect. Toilet. Hand wash basin.

Landing

Landing with doors off to:

Master Bedroom



Upvc window to front aspect. Radiator. Overstairs storage cupboard. Carpeted. Door to ensuite

En-suite

Upvc window to front elevation. Shower cubicle. Toilet. Wash hand basin. Heated towel rail. Extractor fan.

Bedroom Two



Upvc window to rear elevation. Radiator. Carpeted.

Bedroom Three



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom



Frosted Upvc window to side aspect. Toilet. Wash Hand basin. Panelled bath with shower over. Chrome heated towel rail.

Exterior



The property has an enclosed rear garden. One allocated space and visitor parking.

Property Postcode

For location purposes the postcode of this property is: PE11 4UE

Viewings

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.

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.

Rental Fees

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.

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.

Floor Plan

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

