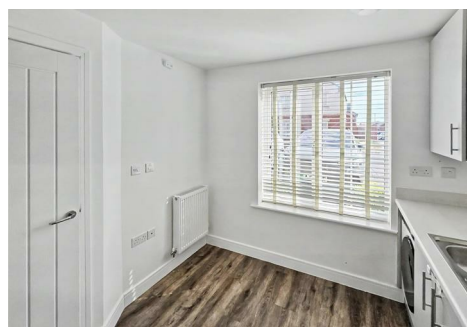




54 Spa Chase, Bourne, PE10 2AH

£1,250 Per Calendar Month

This well-presented three-storey townhouse is situated on the popular Elsa Park Estate in Bourne, offering spacious and versatile accommodation across three floors.

The ground floor comprises a modern kitchen fitted with integrated appliances including a dishwasher, washing machine and fridge/freezer, a convenient cloakroom and a good-sized living room with patio doors opening onto the rear garden.

To the first floor are two well-proportioned bedrooms and a family bathroom. The second floor features a useful study area leading to the third bedroom, which benefits from its own en-suite shower room.

The property further benefits from a rear garden and its popular residential location, providing easy access to local amenities, schools and transport links.

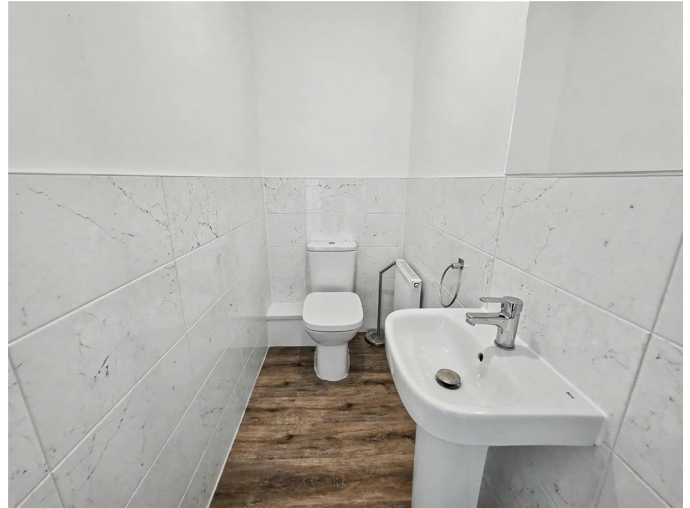
Council Tax Band C, Deposit £1443.30

Entrance Hall**Kitchen/Diner 11'3" x 8'11" (3.43m x 2.72m)**

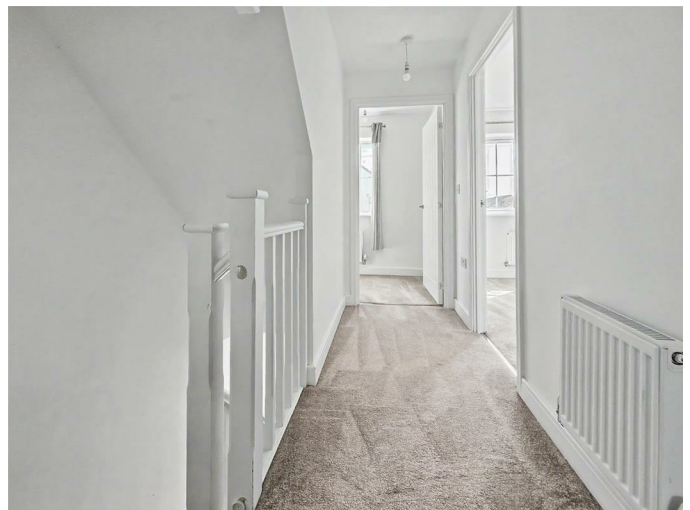
The contemporary fitted kitchen/breakfast room is perfect for relaxed mealtimes. Window to the front aspect.

Lounge 15'8" x 12'1" (4.78m x 3.70m)

A light living/dining room forms the heart of the home. Patio doors out to the rear garden

Cloakroom

With low level WC and wash hand basin, tiled flooring.

First Floor Landing

Leading too:

Bedroom Two 15'8" x 11'0" (4.79m x 3.37m)

A spacious double bedroom with windows to the rear aspect.

Bedroom Three 9'6" x 8'4" (2.90m x 2.56m)

Window to the front aspect.

Family Bathroom

Side panelled bath, wash hand basin and low level WC.

Second Floor Landing

Study area, leading too:

Bedroom One 16'11" x 12'0" (5.16m x 3.66m)

The second floor master suite features high galleried ceilings with en suite shower room.

En-Suite

With shower enclosure, wash hand basin and low level WC. Tiled flooring.

Exterior

Laid to lawn with patio area.

Property Postcode

For location purposes the postcode of this property is: PE10 2AH

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.

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

Verified Material Information

Council tax band: C

Electricity supply: Mains

Solar Panels: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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

Mobile coverage: As stated by Ofcom, EE & Three are good outdoor and variable in home, O2 and Vodafone are good out door and in home

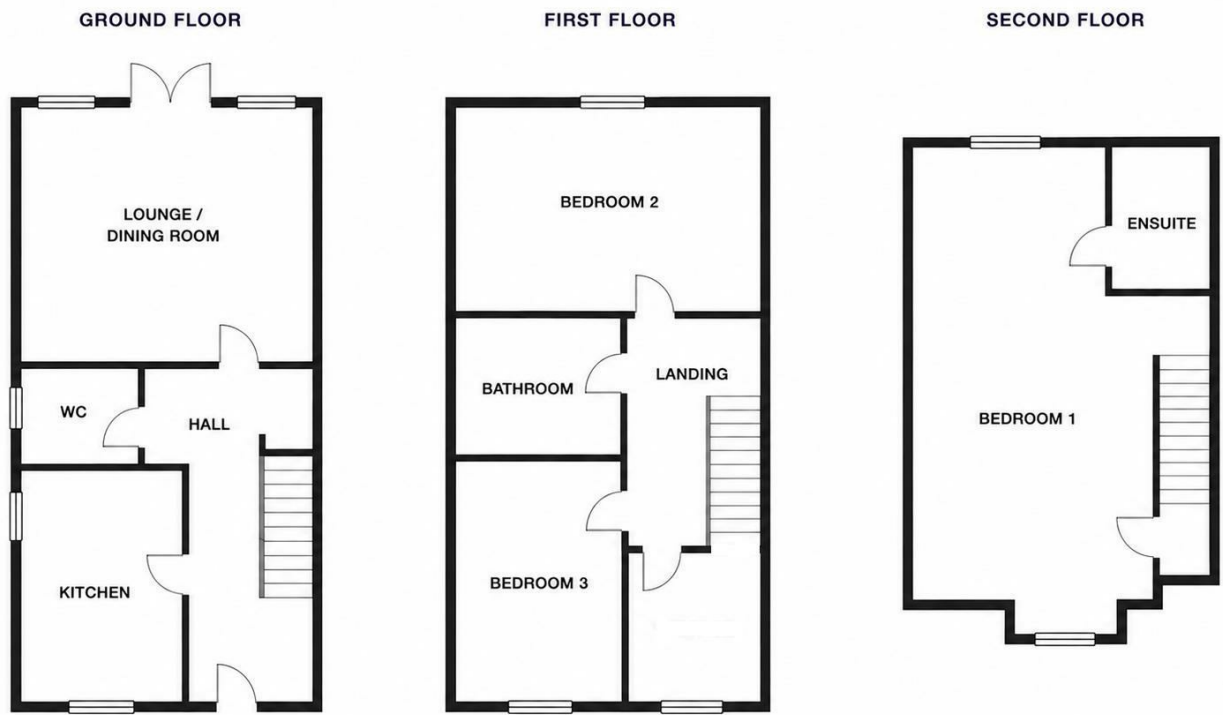
Parking: Driveway

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area.

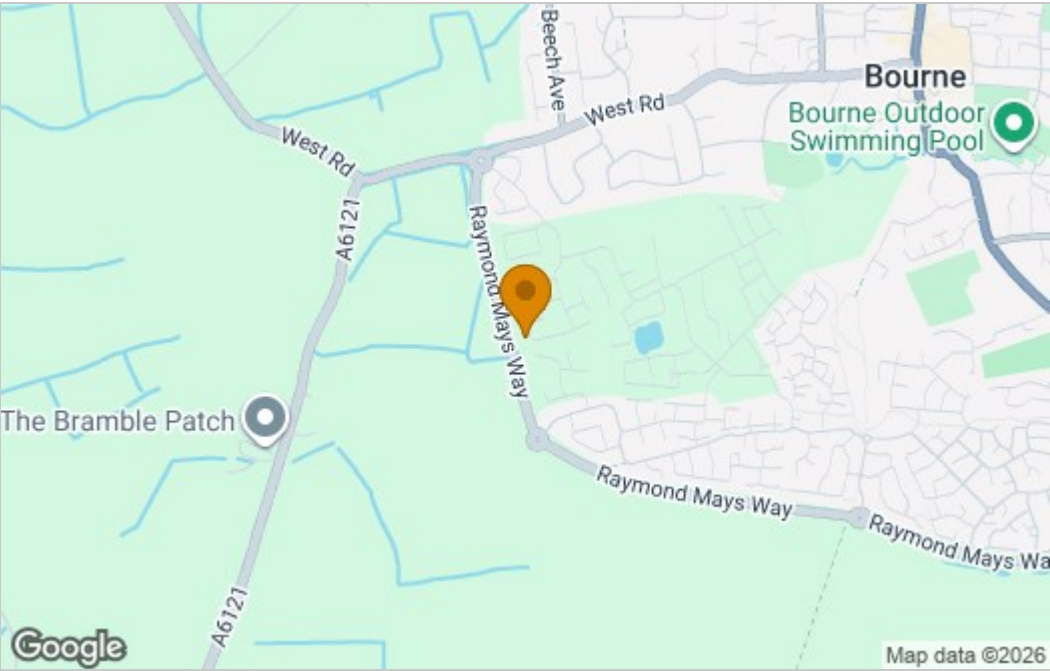
Planning permission: Please refer to South Kesteven District Council for any relevant planning applications in the area.

Energy Performance rating: B

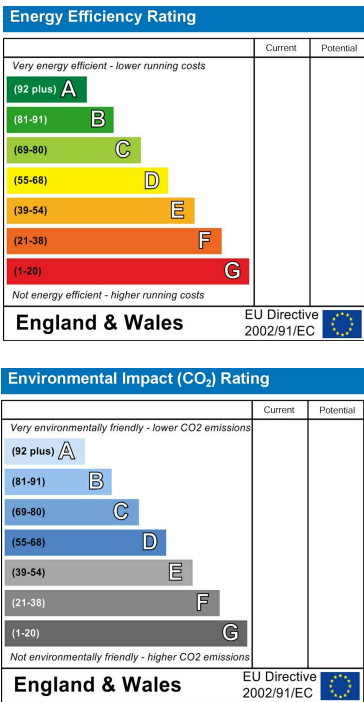
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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