ARK PROPERTY









Flat 14, Robins Place Sharman Way, Spalding, PE11 1US

£175 Per Week

A well-presented two-bedroom ground floor flat available to rent on Sharman Way in Spalding. The property offers an open-plan kitchen and lounge, two good-sized bedrooms, and a modern bathroom. Additional benefits include one off-road parking space, walking distance to local amenities, and a short drive to Spalding town centre. Ideal for professionals or a small household. Council Tax band A. Deposit £875.00. AVAILABLE JAN 2027

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall 9'3" x 5'8" (2.84 x 1.73)



Front door opening into the entrance hall with lino flooring and intercom system. Doors provide access to the boiler cupboard, kitchen/lounge, bathroom and both bedrooms. Radiator. The boiler cupboard also offers a connection for a washing machine.

Kitchen/Lounge 15'3" x 14'11" (4.67 x 4.55)



Open-plan kitchen and lounge with two uPVC windows to the front aspect. The lounge area is carpeted with lino flooring to the kitchen. Two radiators and TV aerial point. The kitchen is fitted with a range of base and eye-level units, extractor fan, electric cooker and hob, with space for a washing machine or dishwasher.

Bathroom 5'8" x 8'9" (1.73 x 2.67)



Fitted bathroom with lino flooring and uPVC window to the side aspect. Comprising WC, hand basin and bath with shower over. Radiator.

Bedroom One 11'5" x 8'9" (3.48 x 2.67)



Carpeted double bedroom with radiator and uPVC window to the rear aspect. Benefits from phone point and TV aerial socket.

Bedroom Two 7'4" x 12'7" (2.24 x 3.84)



Second bedroom with carpeted flooring, radiator and uPVC window to the rear aspect. TV socket.

Property Postcode

For location purposes the postcode of this property is: PE11 1US

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.

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.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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

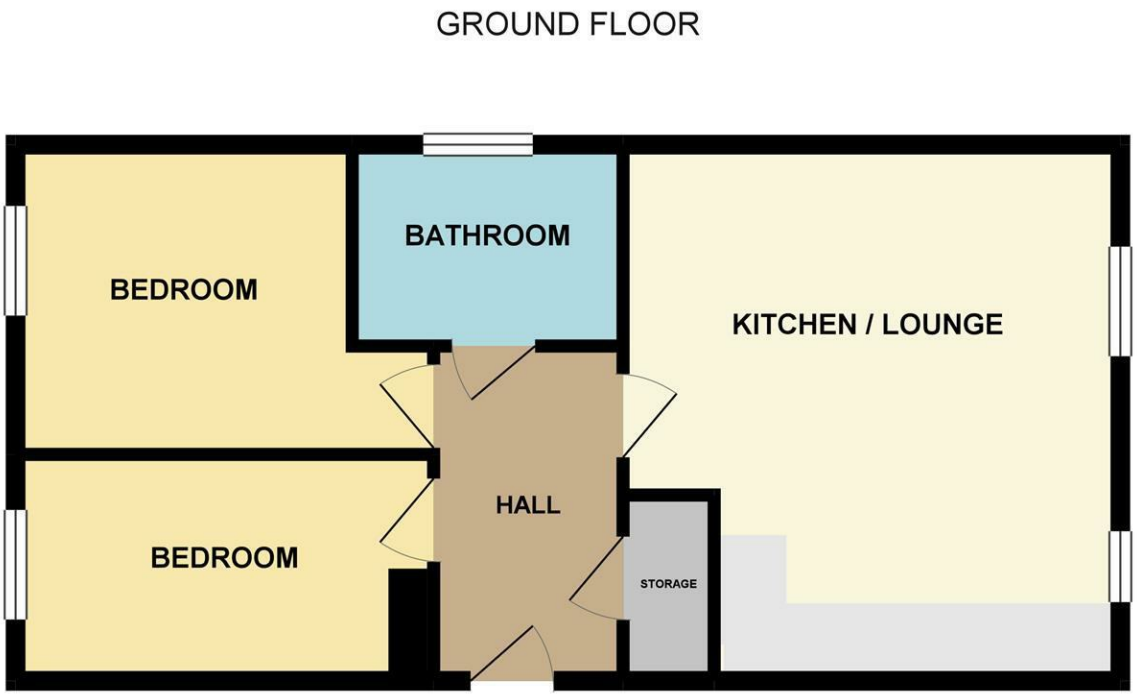
Disclaimer

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Verified Material Information

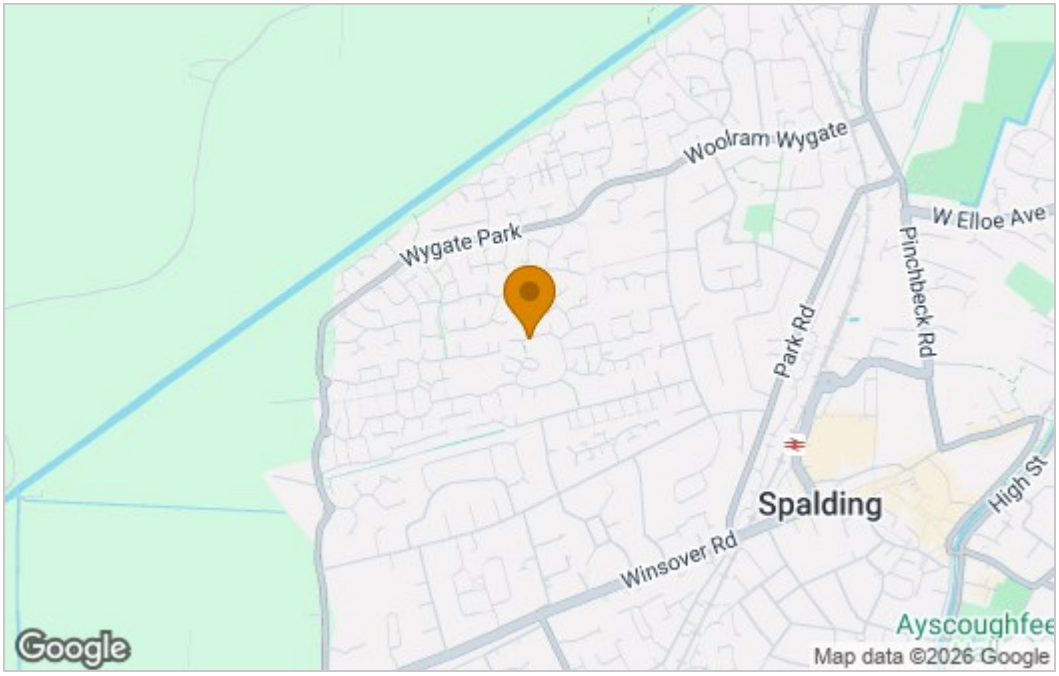
Council tax band: A
Property construction: Brick
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available
Mobile coverage: As stated by Ofcom, EE is good outdoor and in-home, o2, three and Vodafone is good outdoor.
Parking: Designated parking space
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - medium. 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 Holland District Council for any relevant planning applications in the area.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: C

Floor Plan

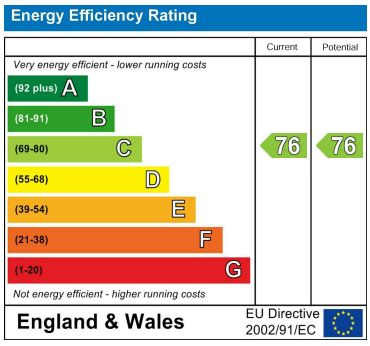


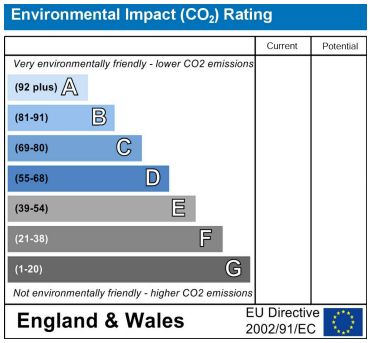
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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