



1 Bedroom Apartment with Parking

- 1 Parking Space
- Open Plan Lounge/kitchen/diner
- First Floor apartment
- Gas central heating
- 1 Bedroom
- Deposit £930

DEPOSIT: £930 PAYABLE PRIOR TO OCCUPATION

ACCOMMODATION: ENTRANCE HALL,
LOUNGE/KITCHEN WITH INTEGRATED COOKER & HOB,
BEDROOM & BATHROOM WITH MAINS FED SHOWER.
GAS CENTRAL HEATING, DOUBLE GLAZING & PARKING
SPACE - UNFURNISHED.

OUTGOINGS: THE TENANTS WILL BE RESPONSIBLE
FOR ALL OUTGOINGS SEDGEMOOR DISTRICT COUNCIL
TAX BAND "A" - £1479.23 - 2024/2025

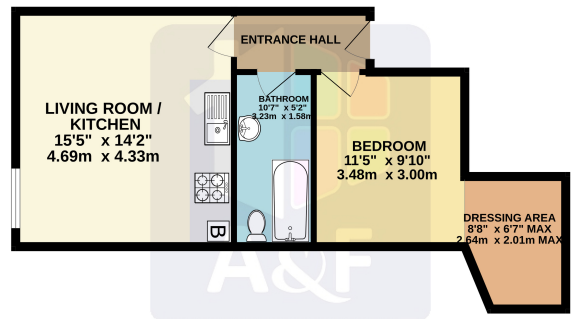
TENANCY: INITIALLY A 6 MONTHS ASSURED
SHORTHOLD TENANCY

TENANCY COSTS: PLEASE REFER TO OUR WEBSITE TO
SEE THE FEE STRUCTURE Holding Deposit (per tenancy) -
One weeks rent. This is to reserve a property. Please Note: This
will be withheld if any relevant person (including any
guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent
check, provide materially significant false or misleading
information, or fail to sign their tenancy agreement (and / or
Deed of Guarantee) within 15 days (or other Deadline for
Agreement as mutually agreed in writing).

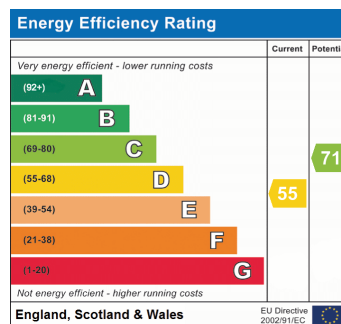
CONDITIONS: Income Of £25,000 or over required. Non
Smokers & No Sharers

AVAILABILITY: November 2024

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.
*This energy plan has been made to show the location of the building's external walls. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The tenant, customer and applicant shall have and have to bear and/or guarantee all its own responsibility for accuracy of any data given. *Aandf Lettings Ltd



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>