ARK PROPERTY



3 Pankhurst Close, Lincs, PE11 1RG

£895 Per Calendar Month

TO LET - TWO BEDROOM HOME SITUATED IN A QUIET CUL-DE-SAC WITHIN EASY ACCESS TO SPALDING TOWN CENTRE.

The property comprises of an entrance hall, lounge with storage cupboard, kitchen/diner, cloakroom, two double bedrooms and a bathroom. To the exterior you have allocated parking as well as a enclosed private garden. The house benefits from having a gas combination boiler and being a short walk to Spalding train station with links to Peterborough and Lincoln. Council Band Tax A, £1032.69 deposit.

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

Entrance Hall
Composite door with stairs to first floor. Carpet flooring.

Lounge
Carpet flooring, skimmed walls and ceiling. Upvc window. Storage cupboard.

Kitchen
Fitted kitchen with upper and lower units. Built in cooker with space for fridge/freezer and washing machine. Lino flooring. Upvc door to garden.

Cloakroom
WC unit and hand wash basin. Skimmed ceiling and walls with tiled splashback. Upvc window.

Stairs & Landing
Wooden stair rail and banister.

Bedroom One
Carpet flooring, skimmed walls and ceiling. Upvc window. Storage cupboard.

Bedroom Two
Carpet flooring, skimmed walls and ceiling. Upvc window.

Bathroom
Three piece suite bathroom with WC unit, hand wash basin and bath unit with electric shower. Upvc window. Lino flooring. Skimmed walls and ceiling with tiled splashback.

Exterior
Enclosed rear garden with wooden fencing surround. Gate. Allocated parking space.

Property Postcode
For location purposes the postcode of this property is: PE11 1RG

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.

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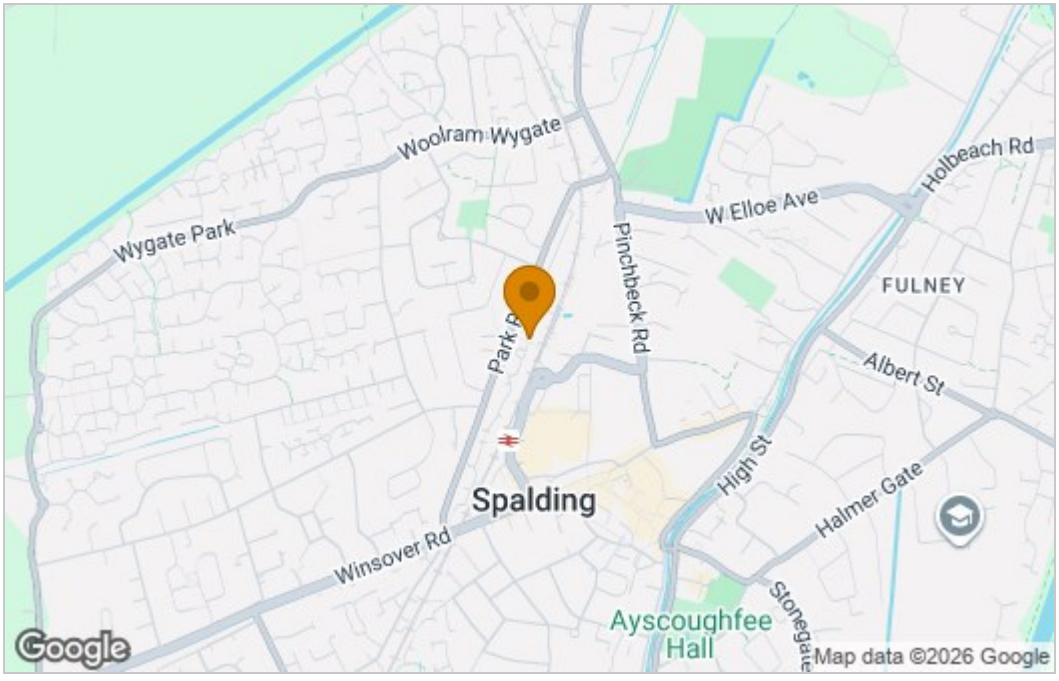
Rental Fees
Holding Deposit:A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable 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 firms employment

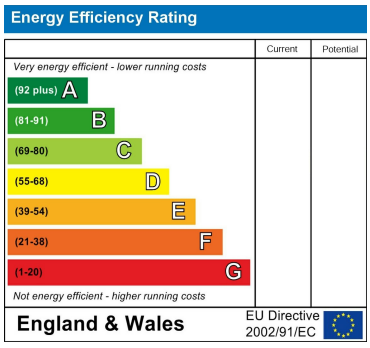
has authority to make or give representation or warranty in respect of the property. These details are subject to change.

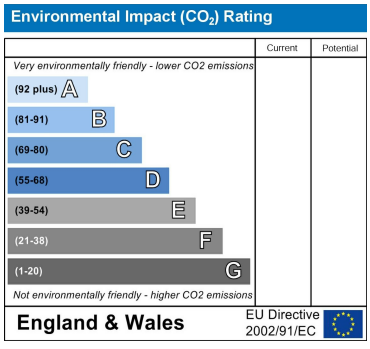
Floor Plan

Area Map



Energy Efficiency Graph





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