



**RENTAL  
£425 PCM**



**17a West Street, Long Sutton, Lincs., PE12 9BN**

A recently built first floor 2 bedroom flat.

Close to amenities i.e. Shops, Veterinary Surgery, Pharmacy, Supermarket, Health Centre, Library, Primary School and Bus stops.

The tenant will be required to pay a non refundable contribution of £145.00 including VAT per applicant towards the cost of arranging the tenancy to include obtaining references and credit agency references where applicable..

**Lounge/Kitchen**

Contemporary open plan first floor space to include kitchen area with stylish fittings.

**Bedroom 1****Bedroom 2****Bathroom**

White suite to include bath with shower over, sink and WC

**ALL MAINS SERVICES**

Please phone Anglian Water for details of the Water Rates (telephone Freephone 08457 145145).

EPC TBA

**ADDITIONAL INFORMATION**

Further particulars and arrangements to view may be obtained from the Long Sutton office of Geoffrey Collings & Company Monday to Friday 9.am to 5.30pm. Saturday 9am to 4pm.

Tenant to refund landlord cost of annual service of the gas boiler. Landlord responsible for gas safety check and intermediate repairs to gas appliances.

A Surety Deposit of £50.00 will be required (to be refunded at the end of the tenancy less any unpaid rent/services/dilapidations not due to fair wear and tear).

NOTE: In cases where the deposit is held by ourselves, any disagreement regarding damaged contents, decorations etc will be referred to the Dispute Service of the Tenancy Deposit Scheme for Regulated Agents.

If it is decided a guarantor is required an additional referencing fee of £145.00 including VAT will become payable in respect of the Guarantor.

The Landlord will expect the current good condition of the carpets, kitchen fittings and bathroom fittings to apply at the end of the tenancy.

No Pets. Non Smokers.

**IMPORTANT NOTICE TO BOTH THE OWNER AND THE TENANT.**

In the event of a dispute regarding the deposit, we will charge both the landlord and the tenant £25.00 + VAT each to complete the 8 page Notification of Deposit Dispute form. The form includes a formal requirement to set-out in detail the nature of the dispute, and assemble all the necessary supporting documents (e.g. photos and invoices supplied by both parties, and a copy of the signed inventory).

**A GOOD FINANCIAL REFERENCE AND A GOOD CHARACTER REFERENCE WILL BE REQUIRED**

Useful websites: [www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk) for details of our services and all our properties. [www.multimap.com](http://www.multimap.com) for a location plan of this property. [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk) for information about the people, etc., who live near this property.

IF YOU HAVE A LOCAL PROPERTY TO RENT OR SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS AND COMPANY FOR A FREE MARKETING APPRAISAL.

GEOFFREY COLLINGS & COMPANY ARE MEMBERS OF THE RICS REDRESS SCHEME AND RICS CLIENT MONEY PROTECTION SCHEME.

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.