

LONG SUTTON

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.

EPC: Band E

This refurbished 2 bedroom first floor flat is located in a residential area within easy walking distance of the amenities of Sutton Bridge, including Bus Stops, Health Centre, Shops, etc. There is a regular bus service throughout the day between the Market Towns of Long Sutton, and the larger towns of Spalding and Kings Lynn which is in Norfolk. Both Spalding and Kings Lynn have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 8 miles away.

126A Bridge Road, SUTTON BRIDGE, Lincs, PE12 9SF



**RENTAL
£495 PCM**



AVAILABLE IMMEDIATELY - UNFURNISHED

Minimum of six months or one year on a Fixed Term Assured Shorthold Tenancy Agreement. Renewable thereafter by agreement with both tenant and landlord.

RENT: £495.00 per calendar month exclusive of all outgoings (i.e. Electricity, Water Rates, Council Tax etc). Payable monthly in advance by Standing Order.

ACCOMMODATION: First Floor Flat comprising :- Hall, Stairs, Living Room, New modern Kitchen, 2 x Bedrooms, Bathroom with integral shower. Gas Central Heating. Radiators and Double glazing throughout.

ENTRANCE HALL/UTILITY

12' x 5'11" (3.66m x 1.80m)

UPVC door to the rear aspect and a UPVC double glazed window to the side. New vinyl flooring. A neutral coloured carpet to the stairs which lead to the first floor.

LANDING

15'38" x 9'6" (4.57m x 2.90m)

Carpet and doors leading to.....

LOUNGE

13'6 x 17'6 (4.11m x 5.33m)

A large light and airy room with UPVC double glazed windows to the front and side of the property. A neutral coloured carpet.

KITCHEN

Spacious kitchen to include a UPVC double glazed windows to the side of the property. A range of modern shaker style base and wall units with modern worktops and a stainless steel sink and draining board. Serving hatch. New vinyl flooring.

MASTER BEDROOM

17'67 x 10.97 (5.18m x 3.05m.29.57m)

Large bedroom to include new neutral coloured carpet. UPVC double glazed window to the front of the property.

2ND BEDROOM

9'14" x 14'03 (2.74m x 4.34m)

Good sized bedroom to include new neutral coloured carpet. Built in wardrobes.

BATHROOM

6'70" x 8'63" (1.83m x 2.44m)

Spacious bathroom comprising: a bath with an integral shower, pedestal sink and a low level W.C. Extractor fan. Splash back tiles.

COUNCIL TAX BAND A**ALL MAINS SERVICES**

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

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.

A Surety Deposit of £495.00 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 for details of our services and all our properties. www.multimap.com for a location plan of this property.

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.