



humberstones
homes

294C, LONG LANE, HALESOWEN, WEST MIDLANDS, B62 9JZ

Monthly Rental Of £595





LOCATION

This first floor flat can be found above a parade of shops in Blackheath close to Halesowen, local businesses and a Sainsbury's Superstore. The flat itself is accessed off Maple Road through a secure gated entrance.

DESCRIPTION

This large first floor flat comes unfurnished and is available now subject to referencing & tenancy set up. It comprises of a communal entrance hall which in turn leads to the flat. Here you will find an open plan kitchen/lounge area, 2 double bedrooms & a refitted bathroom with white suite. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: C

Gated access to the rear via Maple Road leads to:

Rear Courtyard and door to communal staircase

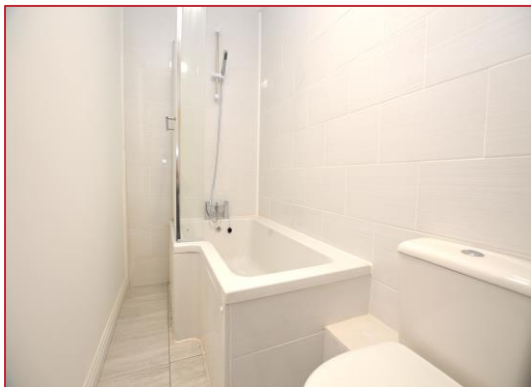
First floor landing to Flat 294c

Open Plan Lounge/Kitchen 25' 0" x 15' 2" max (7.61m x 4.62m)

Rear facing, with the kitchen area having a single drainer sink unit, work surfacing with splash tiling, freestanding cooker, floor & wall mounted units, ceiling light - in turn leading to the lounge area having 2 single panel radiators, 2 pendant ceiling lights and inner hall to the remainder of the flat.

Inner Hall Area

Having doors to both bedrooms and bathroom



Bedroom One 17' 7" x 7' 5" plus door recess (5.36m x 2.26m)

Front facing, single panel radiator, pendant ceiling light

Bedroom Two 13' 10" x 7' 5" (4.21m x 2.26m)

Front facing, single panel radiator. pendant ceiling light

Bathroom

Fitted with a white suite, panel bath with shower fitment and screen, WC, pedestal wash hand basin, part tiled walls, tiled flooring, ceiling light

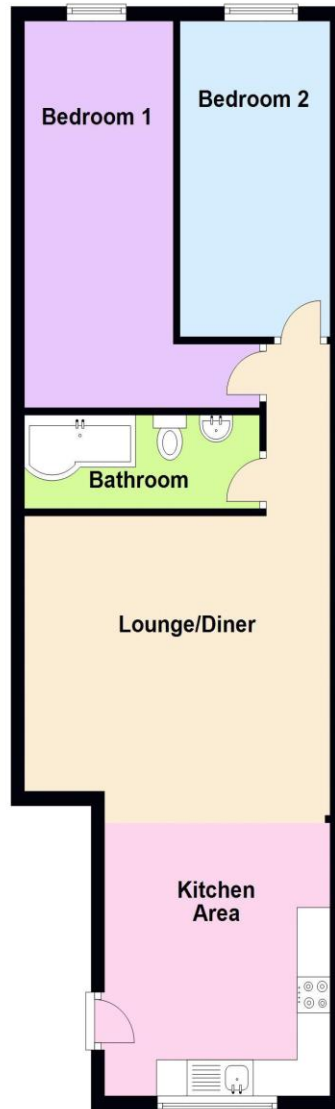
Holding Deposit & In Tenancy Fees

Holding Deposit of one week's 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 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit - Five weeks' rent: This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.



First Floor



Energy Performance Certificate

201601, Long Lane
 M20 2JZ, E17V
 M20 2JZ

Dwelling type: Flat floor flat
 Date of assessment: 20 June 2011
 Reference number: B129-0256-0230-0766-2012
 Type of assessment: EPC for existing dwelling

This home's performance is rated in terms of the energy use (per square metre of floor area, energy efficiency based on fuel costs) and environmental impact (based on carbon dioxide (CO₂) emissions).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

England & Wales 2010/10/10
 The energy efficiency rating is a measure of the more energy efficient the home is, and the lower the fuel bills are likely to be. The higher the rating, the more energy efficient the home is, and the lower the fuel bills are likely to be.

England & Wales 2010/10/10
 The environmental impact rating is a measure of the home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	101 kWh/m ² per year	101 kWh/m ² per year	
Carbon dioxide emissions	2.8 tonnes per year	2.8 tonnes per year	
Lighting	£1.0 per year	£2.0 per year	
Hot water	£7.3 per year	£7.3 per year	

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised assumptions. Prospective buyers and tenants should note that the figures for the lighting and hot water are based on the assumption that the home is used for 10 hours per week. The figures do not include the impact of the home used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the specific assumptions used for lighting, hot water or other appliances. Advice should be sought from the estate agent on the best way to compare one home with another.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



