





### LOCATION

Three Shires Oak Road can be found in the heart of Bearwood giving excellent access to the vast array of shops & businesses not only on the Bearwood Road but also on Abbey Road itself. The award winning Warley Woods Park is within walking distance along with local schools. The property itself can be found by turning left off Bearwood Road into Three Shires Oak Road and continuing until the property is located on the left hand side.

### DESCRIPTION

This newly refurbished & spacious first floor flat has been fitted to a high standard. It is available now and comes unfurnished. It comprises of a communal entrance hall, flat landing, lounge, double bedroom with a separate dressing area, refitted kitchen & refitted shower room. There is UPVC double glazing & electric heating. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: TBC

### Communal Entrance Area

Having communal main door with automatic lighting and door to the stairs that lead to the flat.

### Landing

Doors to all rooms, wall mounted electric heater, ceiling light

### Lounge 13' 0" x 11' 2" (3.96m x 3.40m)

Rear facing, wall mounted electric heater, pendent ceiling light

### Kitchen

Rear facing, single drainer stainless steel sink unit, work surfacing with tiled walls, built in oven & hob, washing machine (non repairing & non replacement basis), fridge freezer (non repairing & non replacement basis), floor & wall mounted units, wall mounted electric heater, tiled flooring, ceiling light

### Bedroom 13' 2" x 12' 2" (4.01m x 3.71m)

Front facing, wall mounted electric heater, ceiling light, door to dressing area

### Dressing Area 6' 9" x 3' 3" (2.06m x 0.99m)

Front facing window, ceiling light



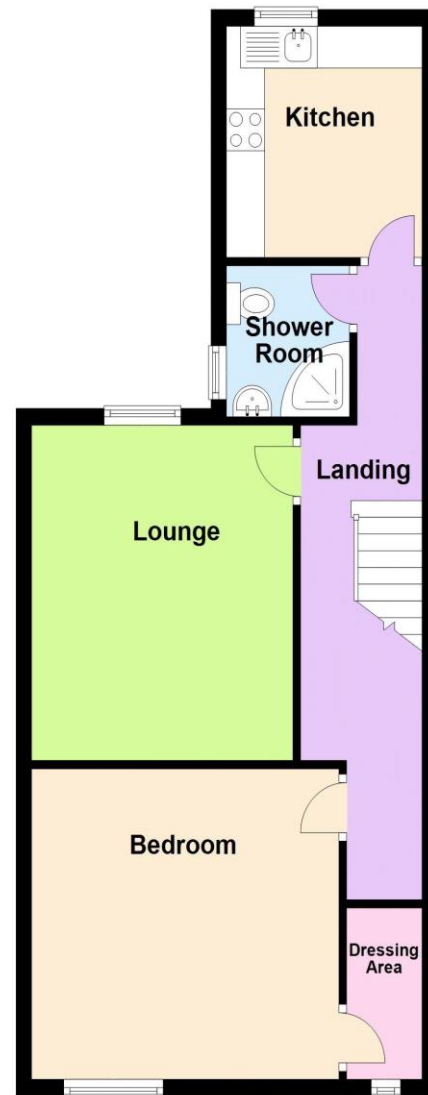
### Shower Room

Side facing, fitted with a white suite, shower cubicle with Triton shower, WC, pedestal wash hand basin, fully tiled walls, tiled flooring, ceiling light

### Holding Deposit

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. Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## First Floor



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.

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