



humberstones
homes

FLAT 4, 11, CLENT WAY, BARTLEY GREEN, BIRMINGHAM, B32 4NN
Monthly Rental Of £600





LOCATION

Clent Way can be found on the outskirts of the residential area of Bartley Green. The flat itself can be located by turning off Kitwell Lane into the development and the first block on the right hand side is Flat 4, 11 Clent Way.

DESCRIPTION

This is a spacious well presented first floor flat that comes unfurnished and is available from early December. It comprises of an entrance porch, entrance hall, lounge, kitchen, 2 double bedrooms & a bathroom with white suite. It benefits from electric heating & double glazing. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: D

Front door leads to porch area

Lighting and door to entrance hall

Entrance Hall

2 storage cupboards, intercom phone for communal entrance, wall mounted electric heater, ceiling light, doors to all rooms except kitchen.

Lounge 14' 7" x 13' 2" (4.44m x 4.01m)

Rear facing, wood laminate flooring, wall mounted electric heating, 2 wall light points, ceiling light, leading to kitchen

Kitchen 10' 0" x 8' 0" (3.05m x 2.44m)

Front facing, single drainer sink unit, work surfacing with splash tiling, wall & floor mounted units, tiled flooring, oven & hob with cooker hood, fridge freezer, plumbing for washing machine, tiled flooring, ceiling light

Bedroom One 13' 0" x 11' 5" max into recess (3.96m x 3.48m)

Rear facing, wall mounted heater, pendent ceiling light

Bedroom Two 10' 0" x 8' 0" (3.05m x 2.44m)

Front facing, wall mounted electric heater, pendent ceiling light

Bathroom

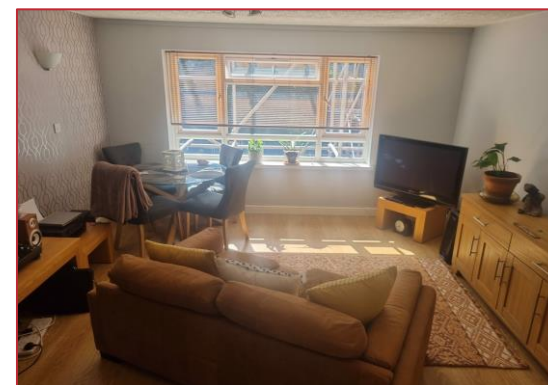
Front facing, fitted with a white suite, panel bath with Triton shower over & shower screen to side, pedestal wash hand basin, WC, fully tiled walls, tiled flooring, ceiling light

Holding Deposit & In Tenancy Charges

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



Energy Performance Certificate

Flat 4, 11, Gt. Vt. BIRMINGHAM, B32 4JN

Dwelling type: Mid-Rise Flat

Date of assessment: 14 May 2013

Date of certificate: 14 May 2013

Use this document for:
 Compare current ratings of properties to see which properties are more energy efficient
 Compare current ratings of properties to see which properties have the most improvement measures

Estimated energy costs of dwelling for 3 years **£ 1,916**

Over 3 years you could save **£ 990**

Estimated energy costs of this home

	Current costs	Potential costs	Potential savings
Lighting	£ 213 over 3 years	£ 114 over 3 years	<div style="border: 2px solid green; padding: 10px; text-align: center;"> You could save £ 990 </div>
Current costs	£ 276 over 3 years	£ 480 over 3 years	
Hot Water	£ 1,023 over 3 years	£ 324 over 3 years	
Totals	£ 1,512	£ 918	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years. The figures are based on the electricity generated by the property.

Energy Efficiency Rating

Current	Potential
D	C

The graph shows the current energy efficiency of your property. The higher the rating, the more energy efficient your property is. The potential rating shows the effect of undertaking the measures recommended in the report.

The average energy efficiency rating for a dwelling in England and Wales is **B**. The average energy efficiency rating for a dwelling in Birmingham is **B**. The EPC rating shown here is **D**, which is below the average rating for a dwelling in England and Wales and below the average rating for a dwelling in Birmingham.

Top actions you can take to save money and make your home more efficient

Recommended measures	Estimated costs	Typical savings over 3 years
1. Increase hot water cylinder insulation	£ 15 - £ 30	£ 100 over 3 years
2. Low energy lighting for all fixed outlets	£ 30	£ 60 over 3 years
3. Fan assisted showers and dual immersion cylinder	£ 100 - £ 120	£ 720 over 3 years

To receive a cash incentive, you must take action to reduce your energy bills. You must also take action to improve the energy efficiency of your property. For more information, visit www.birmingham.gov.uk.

Page 1 of 2

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



