







### LOCATION

The development of "The Saddles" can be found off the main Bearwood Road turning into Crocketts Lane at the traffic lights. Continue for a little distance where the property can be found on the right hand side. The flat itself can be accessed via the main front door and walking straight through the atrium into the far corridor.

### DESCRIPTION

This well presented ground floor flat is found in a stunningly renovated building with many original features in the main building including a vast atrium at the entrance. The flat comes furnished plus white goods. It is available now. The flat comprises of an entrance hallway, bathroom with white suite, open plan lounge/kitchen area with built in appliances & a double bedroom. It has electric heating fitted. There is a car park but NO allocated space for the flat. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. EPC Rating: C

#### Front door of number 31 leads to entrance hall

Double cupboard, wood laminate flooring, pendent ceiling light, doors to bathroom and lounge/kitchen

#### Bathroom

Fitted with a contemporary white suite, panel bath with shower over & screen to side, WC, pedestal wash hand basin, part tiled walls, tiled flooring, ceiling light

#### Open Plan Lounge/Kitchen 17' 2" x 11' 7" (5.23m x 3.53m)

Side facing, one & half bowl sink unit, stainless steel sink unit, work surfaces with splash tiling, built in oven, hob and cooker hood, floor & wall mounted units, built in fridge freezer, built in dishwasher, 2 downlighters, wall mounted heater and pendent ceiling light in lounge area, door to bedroom

#### Bedroom 10' 3" x 8' 5" (3.12m x 2.56m)

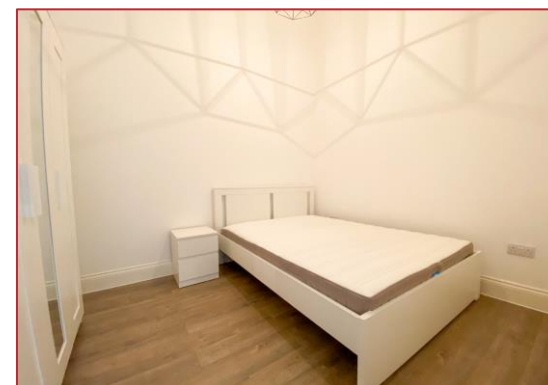
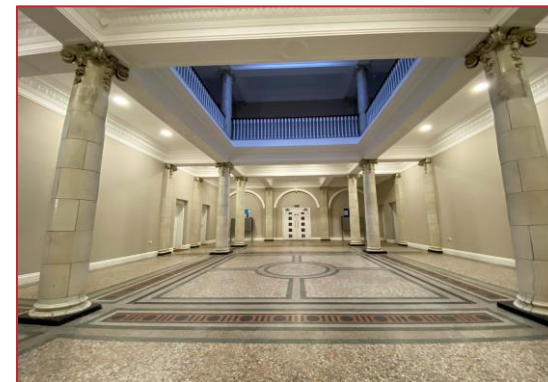
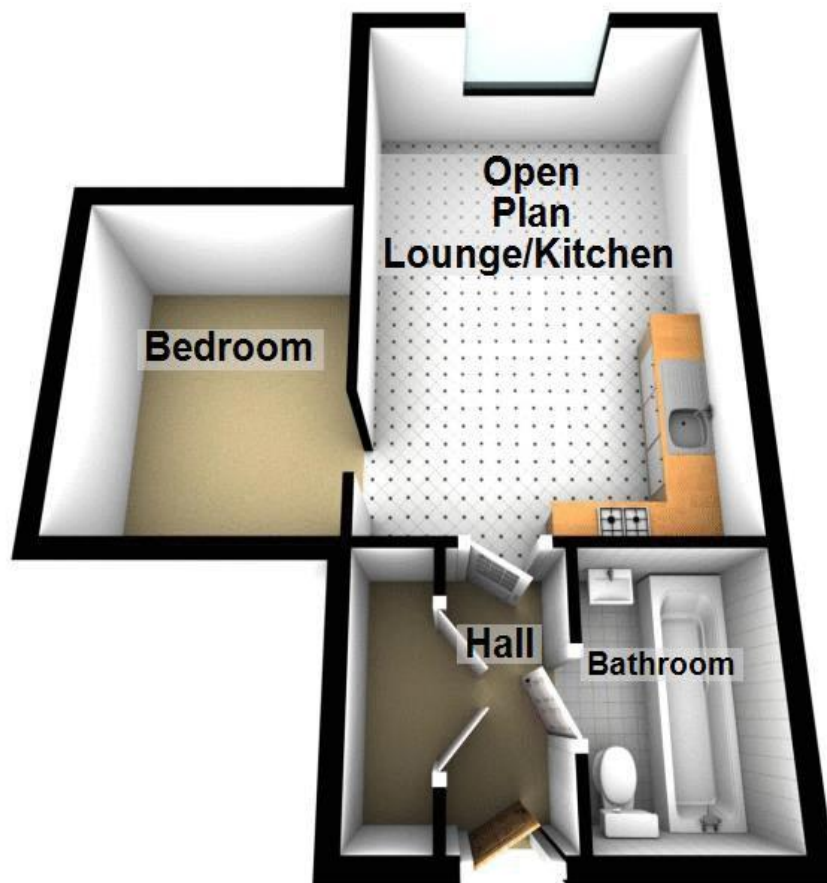
1 double & 1 single wardrobe, wall mounted electric heater, ceiling light



### 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. 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.

## Ground Floor



20-10-2021 Energy performance of buildings register

### Energy performance certificate (EPC)

<b>31 The Spire</b> Commercial and residential West, 2021	<b>Energy rating</b> <b>C</b>
Valid until 29 August 2029	Certificate number 2021-0006-0006-0077-0003
<b>Property type</b> Mid-floor flat	
<b>Total floor area</b> 34 square metres	
<b>Rules on letting this property</b> Properties can be let only if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="#">guidance for landlords</a> on the <a href="#">GOV.UK website</a> .	
<b>Energy efficiency rating for this property</b> This property's current energy rating is C. It has the potential to be C. <a href="#">See how to improve the energy efficiency of this property.</a>	

<https://www.energy-certificates.org.uk/energy-certificates/2021-0006-0006-0077-0003>

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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