



14 CHARTER PLACE, OLDBURY, WEST MIDLANDS, B68 0PD
Monthly Rental Of £675





LOCATION

The property can be found in the residential area of Oldbury close to it's borders with Halesowen & Quinton in a sought after location close to local schools and businesses, bus routes and motorway access at both junction 2 and 3 of the M5. Kingsway is located by turning off the main Hagley Road West into Kingsway, right into Hereford Road and then right again into Charter Place as indicated by the agent's to let board.

DESCRIPTION

The property is a superbly appointed unfurnished ground floor 2 bedroom apartment which forms part of a modern block having secure intercom entry system and allocated parking and is available now. The accommodation briefly comprises, communal entrance hallway leading to front door of apartment, entrance hall with storage, lounge, fitted breakfast kitchen having built in oven and hob. There are 2 double bedrooms with an en-suite shower room off master bedroom and a main bathroom also. The property is fitted with UPVC double glazing and modern electric heating. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: TBC

Communal entrance leading to apartment 14

Front door lead to entrance hall

Wall mounted heater, cloaks cupboard, airing cupboard with hot water tank and shelving, intercom phone, doors to all main rooms

Lounge 13' 8" x 12' 8" (4.16m x 3.86m)

Rear facing, wall mounted electric heater, pendent ceiling light, electric fire and fire place.

Kitchen/Breakfast Room 13' 9" x 12' 5" (4.19m x 3.78m)

Rear facing, stainless steel sink unit, work surfacing with splash tiling, electric oven, hob & cooker hood, floor & wall mounted units, electric wall mounted heater, ceiling light pendent

Bedroom one

Front facing, wall mounted electric heater, pendent ceiling, light, door to en-suite shower room

En-suite Shower room

Fitted with a white suite, shower cubicle, WC, pedestal wash hand basin, part tiled walls, tiled flooring, heated towel rail, ceiling light



Bedroom Two

Rear facing, wall mounted electric heater, pendent ceiling light

Family Bathroom

Front facing, fitted with a white suite, panel bath, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, wall mounted heater, ceiling light

Holding deposit and 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.



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



