



9 HARDEN MANOR COURT , CHADBURY ROAD, HALESOWEN, WEST MIDLANDS, B63
Monthly Rental Of £595





LOCATION

Harden Manor Court is situated in the residential area of Halesowen close to the town centre thereby giving excellent access to local shops, businesses & amenities. Bus routes into Birmingham City Centre and surrounding are close by as is motorway access at junction 3 of the M5. The property can be found by turning off the A459 Bromsgrove Rd (opposite McDonald's) into Halesmere Way, right into Honeybourne Road, right again into Chadbury Road and then right into Harden Manor Court Road identified by the agents to let board.

DESCRIPTION

This spacious & well presented 1st floor apartment is available from the end of August and comes part furnished. It comprises of an entrance hall, lounge diner, kitchen with appliances (white goods left on non repairing basis), two double bedrooms & a bathroom. Modern electric heating & UPVC double glazing fitted. There is a communal parking area on a first come first served basis, SECURE INTERCOM ENTRY SYSTEM. NO SMOKERS, STUDENTS OR PETS. Subject to holding deposit - see our website for more details EPC rating: C

Communal Entrance

With intercom entrance system, and stairs to first floor landing and door to the apartment.

Entrance Hall

Having double storage cupboard, doors to all rooms and ceiling light point.

Lounge/Diner 17' 7" x 13' 7" (5.36m x 4.14m)

Front Facing - Overlooking gardens, with feature fire surround, wall mounted electric heater, dining table and four chairs and ceiling light point.

Kitchen 8' 9" x 8' 5" (2.66m x 2.56m)

Rear Facing - Having vinyl flooring and fitted with range of wall and base units with work surfaces over, inset stainless steel sink unit, courtesy tiling, built in electric oven with hob over and cooker hood above, fridge freezer, slimline dishwasher and washing machine (white goods left on non repairing) and ceiling light point.

Bedroom One 13' 10" x 10' 9" (4.21m x 3.27m)

Rear Facing - overlooking gardens, having wall mounted electric heater, wardrobe and ceiling light point.

Bedroom Two 12' 7" x 8' 11" (3.83m x 2.72m)

Front Facing - overlooking gardens having wall mounted electric heater, wardrobe, drawer unit, bedside cabinet and ceiling light point.

Bathroom

Rear Facing - Having tiled floor and wall and fitted with white suite comprising panel bath with electric shower over, low flush wc, pedestal wash hand basin, airing cupboard housing hot water tank and ceiling light point.

External

Having communal gardens to front and rear with communal residents parking on a first come first serve basis.

Holding Deposit & In Tenancy Costs

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.



Harden Manor Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.



Address: 9 Harden Manor Court Chadbury Road, HALESOWEN, West Midlands, B63 3EU RRN: 8206-6129-5669-1822-2992					
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A		83	Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	73	73
(55-68) D	70		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



