



humberstones
homes

10 LEICESTER CLOSE, SMETHWICK, WEST MIDLANDS, B67 5NJ

Monthly Rental Of £525





LOCATION

Leicester Close is a cul-de-sac with a development of flats close to Warley Woods and just off the Abbey Road. This gives excellent access to Bearwood High Street as well as the aforementioned Warley Woods, bus routes & local amenities.

DESCRIPTION

This 1st floor flat is available from the 1st September It comes unfurnished and is in good decorative order throughout. It comprises of an entrance hall, lounge diner, modern fitted kitchen, double bedroom & a shower room. It benefits from gas central heating (new boiler) & UPVC double glazing. There is parking in the cul-de-sac on a first come first served basis & is within walking distance of Warley Woods. NO PETS, NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC Rating: C

Communal Intercom Entrance Hall

Secure intercom leads to the communal entrance hallway with stairs leading to the first floor and Flat 10

Front door of flat 10 leads to Hallway

Hallway

Storage cupboards, wood laminate flooring, double panel radiator, pendent ceiling light, doors to lounge diner, bedroom & shower room

Lounge Diner 17' 0" x 9' 10" (5.18m x 2.99m)

Side & rear facing, wood laminate flooring, double panel radiator, 2 pendent ceiling lights, door to kitchen

Kitchen 9' 10" x 7' 8" (2.99m x 2.34m)

Front facing, one & half bowl stainless steel sink unit, work surfacing with splash tiling, floor & wall mounted units, 1 drawer stack, breakfast bar, built in oven with gas hob & cooker hood above, ceiling light

Bedroom 12' 5" x 9' 9" (3.78m x 2.97m)

Rear facing, double panel radiator, pendent ceiling light

Shower Room

Front facing, double shower cubicle, WC, pedestal wash hand basin, part tiled walls, heated towel rail/radiator, ceiling light, cupboard containing wall mounted Worcester boiler.



Outside

There are communal lawned gardens to the rear.

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.



