



FLAT 1 KINGS COURT, APSLEY ROAD, OLDBURY, WEST MIDLANDS, B68 0QT
Monthly Rental Of £595





LOCATION

Apsley Road can be found in the residential area of Oldbury in a prime position close to its borders with Halesowen & Quinton thereby giving excellent access to local shops & amenities, bus routes into Birmingham City Centre & motorway access at Junction 3 of the M5. It can be found by leaving the agent's office and turning onto the Hagley Road West, then right at Starbucks into Kingsway and left into Apsley Road where the development can be found on the left hand side as indicated by the agent's To Let board.

DESCRIPTION

The flat is a spacious ground floor property which is well presented and is available from the first week of December and comes unfurnished. Set within a desirable and sought after secure gated development it benefits from allocated parking. Having communal entrance, the accommodation briefly comprises, entrance hall, kitchen, lounge/diner, two bedrooms and refitted shower room. Externally there are well maintained communal gardens for the benefit of the residents. The property benefits from UPVC glazing and gas central heating (combi boiler). EPC Rating: C Subject to holding deposit - see our website for more details

Entrance Door leads to Communal Hallway And The Property Composite paneled door leads to Entrance Hall

Having storage cupboard, single panel radiator, two ceiling light points and doors to all rooms.

Kitchen 11' 8" x 8' 2" max (3.55m x 2.49m)

Side Facing - Fitted with range of wall and base units with worksurfaces over, courtesy tiling, inset sink unit, breakfast bar, built in electric oven with gas hob over and chimney canopy above, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, laminate tiled floor, single panel radiator, concealed wall mounted combination gas central heating boiler and ceiling light point.

Lounge/Diner 13' 8" x 10' 9" (4.16m x 3.27m)

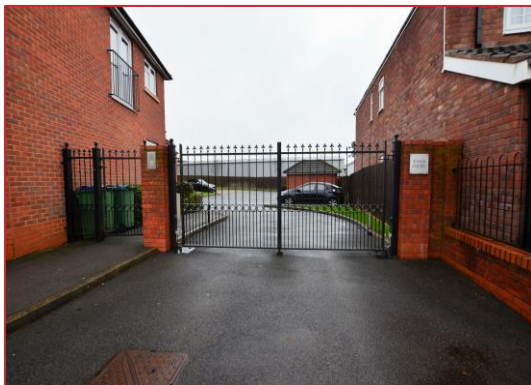
Front Facing - Having double panel radiator and two ceiling light points.

Bedroom One 13' 10" x 9' 0" (4.21m x 2.74m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Two 13' 9" x 6' 3" (4.19m x 1.90m)

Front Facing - Having single panel radiator and ceiling light point.



Shower Room

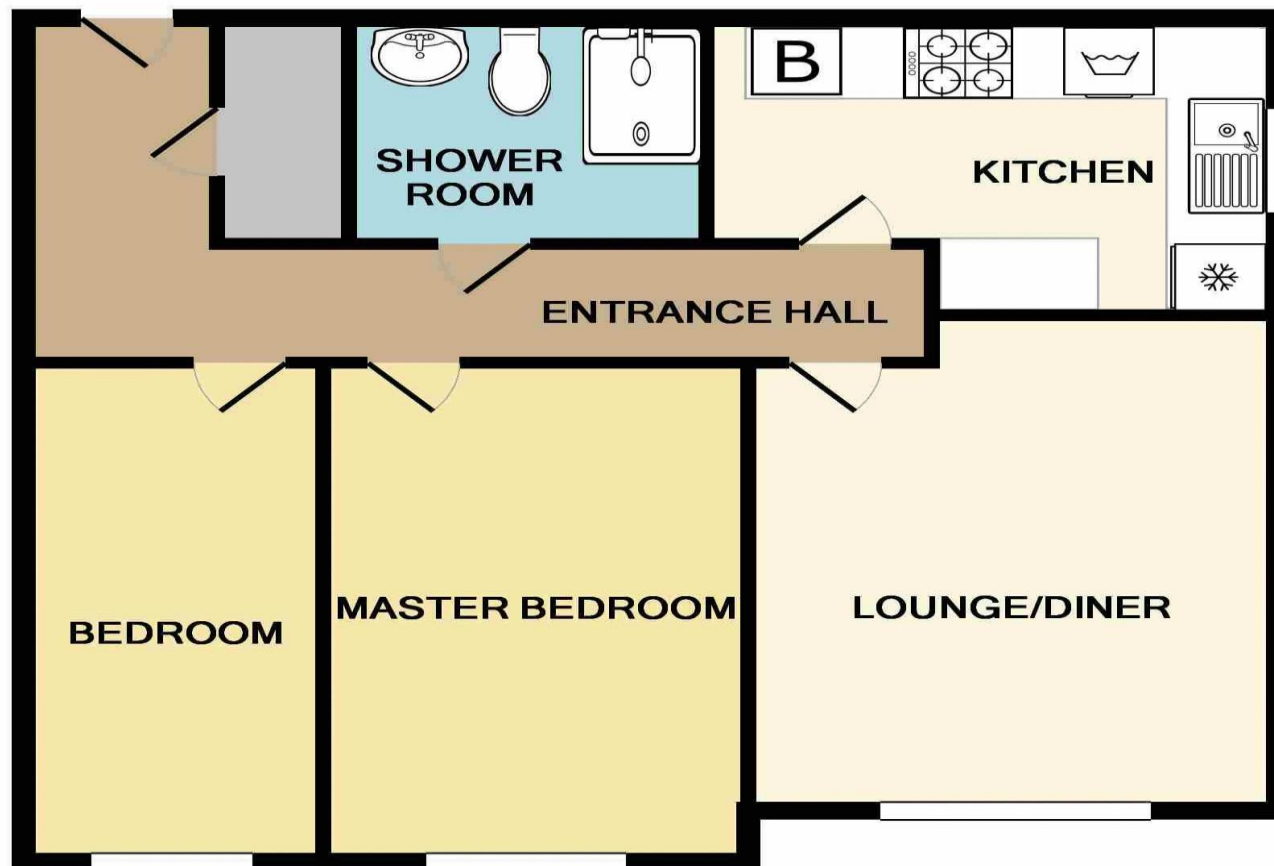
Refitted with walk in double shower, low level wc, pedestal wash hand basin, part tiling to walls, tiled floor, single panel radiator, extractor and ceiling light point.

External

Secure development set back from the road behind electric gates with communal gardens, allocated parking space, further visitor parking and bin store.

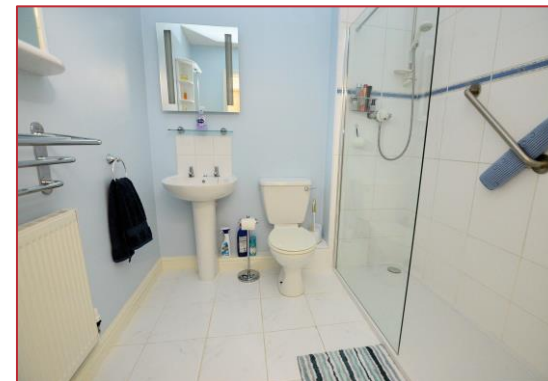
Holding Deposit & In Tenancy Fees

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Address: 1 Kings Court, Apsley Road, OLDBURY, West Midlands, B68 0QT
RRN: 9969-2816-7420-9808-7221

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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