



Blake Hill Avenue
Poole, Dorset, BH14 8QA

Rental £1,200 Monthly
1 Bedroom Flat / Apartment
Available 31 October 2024

Mays of Lilliput, 290 Sandbanks Road, Poole, Dorset, BH14 8HX
Email: lettings@maysestateagents.com | Tel: 01202 708528

Opening Times: Mon 09.00 - 17.30 | Tue 09.00 - 17.30 | Wed 09.00 - 17.30 | Thurs 09.00 - 17.30 | Fri 09.00 - 17.30 | Sat 09.00 - 13.00 | Sun Closed

- * Furnished
- * CONTEMPORARY AND MODERN
- * PRIVATE PATIO
- * ALL BILLS INCLUDED

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Situation

****INCLUSIVE OF BILLS **** MAYS are pleased to offer this contemporary one bedroom ground floor flat to let fully furnished. The property benefits from its own entrance, private patio garden, on road parking and is inclusive of all bills. The accommodation comprises, open plan kitchen living room with large storage cupboard, modern shower room and double bedroom. The property itself is annexed to the main house and therefore the rental includes all services including w-ifi. The let would suit a single professional only. Regretfully no pets allowed.

Mays Residential Lettings are members of ARLA Propertymark

Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. The Propertymark Conduct and Membership Rules can be found here:

Propertymark Conduct & Membership Rules (wpr.co.uk)

Permitted Payments: - Holding Deposit £276.92 equivalent to 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.

Security Deposit £1,384.61 - equivalent to five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy. For rent of over £50,000 per annum - Six weeks rent.

Default fees - 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 costs are incurred there will be a charge per key/fob and for the replacement of the lock(s). Circa £200.

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenants Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlords instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenants Request) - Should you wish to terminate your tenancy early (surrender) of a tenancy: £500 inc VAT plus rent due until a new tenancy commences subject to approval by the landlord

Utilities Payments in respect of Council Tax Payments for utilities Payments for television license Communication Services

Green Deal Charge

INDEPENDENT REDRESS: - The Property Ombudsman Scheme TPO - DO3138

Further Information

The deposit required is £1,384.61

Accommodation

All measurements are approximate.

