



Chaddesley Wood Road

, Sandbanks, Poole, Dorset, BH13 7PN

Rental £1,400 Monthly
4 Bedroom Flat / Apartment
Available Now

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

* Unfurnished

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Situation

MAYS OF LILLIPUT ARE PLEASED TO OFFER THIS UNIQUE FOUR BEDROOM FIRST FLOOR FLAT FOR A SIX MONTH TENANCY A STONES THROW FROM THE BEACH. Accommodation comprises; kitchen with a utility room, two bathrooms, four double bedrooms and a large living room with high ceilings. The property is set back from the road and is situated a two minute walk from Sandbanks beach, hidden among the trees. The property also benefits from gas central heating, off road parking and storage for bicycles. The property would suit an applicant looking for a large amount of accommodation for a short period as a stop gap. Available for immediate occupation, unfurnished for six months.

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: <https://www.propertymark.co.uk/working-in-the-industry/member-requirements/>.

Permitted Payments: - Holding Deposit £323.07 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 £1,615.38 - 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 £1,615.38

Accommodation

All measurements are approximate.

