



## St Patricks View

Redfield

£1,450 Monthly

2 Bedroom Flat / Apartment

**AVAILABLE NOW**

**The  
Letting  
Game**

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#### DETAILS

A fully furnished two bedroom flat located on the ground floor, with off-street parking, with white goods included and available from the 1st of October 2024!

Ben will be running the viewings on this lovely property so book yours today.

#### What's it like?

In a great location situated in a quiet development just off Church Road known for all its local businesses and amenities, the modern flat has an open plan lounge diner kitchen which comes furnished as seen and with white goods including a washer dryer, fridge freezer, oven and hob. There is also a large principle bedroom with a built-in cupboard and en suite shower room, a double bedroom and bathroom with an over bath shower. The property also comes with one allocated off-street parking space and bike storage for two bikes.

#### Ben's local highlights

- Netham Park nearby
- Nice walks along the river
- Plenty of amenities to choose from

#### Home truths:

- To be able to rent this property applicants must earn a minimum of 2.5 times the rent.

#### Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Gas Central Heating
- o Broadband– Standard & Superfast available (Source: Ofcom)

- **Furnished**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
- **COUNCIL TAX BAND A**
- **EASY ACCESS TO CITY CENTRE**
- **EN-SUITE BATHROOM**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **WHITE GOODS INCLUDED**
- **EPC RATING C**

o Mobile signal – Good coverage for most providers (Source: Ofcom)

o Building Safety – No issues

o Restrictions – No

o Rights and Easements – No

o Flood risk – very low

o Planning Permissions – No

o Accessible – No

o Coalfield / Mining area –No

Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances arise:

- Our re-let fees upon early termination of a tenancy (50% of the rent, deposit protection & inventory cost)
- Tenancy variation cost - £50
- Interest 3% above the Bank of England base rate on any rent 14 days late, or more
- Bills for the tenancy (council tax, utilities, TV licence, communication services)

We may withhold your holding deposit should the tenancy not proceed for the following reasons:

- You withdraw from the tenancy

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