



Summerhill Court

Summerhill Road

£850 Monthly
1 Bedroom Studio

AVAILABLE NOW

**The
Letting
Game**

Summerhill Court

Summerhill Road

£850 Monthly

1 Bedroom Studio

DETAILS

A well-presented studio apartment situated in the popular residential area of St George. The property is offered unfurnished with white goods, offers easy access to the City Centre and is available from now!

Ben will be running the viewings at this apartment so book yours today!

What's it like:

This apartment is located on the second floor of the building; it is filled with light from the large windows featured in the property. For a studio, the property is generously sized & offers plenty of natural light. The property also has a modern shower-room & wardrobe. The apartment is located in the popular residential area of St George and offers easy access into the City Centre.

Ben's local highlights

- Easy access into City Centre
- Several local pubs & restaurants nearby
- St George Park within walking distance

Property Essentials*:

- o Structure Materials – Brick/Concrete
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Standard
- o Heating type – Electric
- o Broadband– (supply type & indication of speed) - Fibre and good
- o Mobile signal - Good for most providers
- o Building Safety - N/a
- o Restrictions – N/a
- o Rights and Easements – N/a
- o Flood risk – N/a

- Unfurnished
- CLOSE TO PARKS AND GREEN SPACES NEARBY
- COMMUNAL GARDEN
- COUNCIL TAX BAND A
- ELECTRIC HEATING
- MODERN FIXTURES AND FITTINGS
- SELECTION OF SHOPS & RESTAURANTS NEARBY
- EASY ACCESS TO CITY CENTRE

- o Planning Permissions – None Active
 - o Accessibility – Not accessible, located on the second floor with no lift
 - o Coalfield / Mining area – n/a
 - o Room measurements stated in this listing can be found on the floor plan and are for guidance only 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
- Failure of a Right-to-Rent check
- You provide false or mis-leading information
- You fail to sign your tenancy agreement within 15 calendar days

**The
Letting
Game**