



Piccadilly Apartments

3 Robertson Road

£980 Monthly

1 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

One bedroom apartment situated just outside of the city centre. This property is offered furnished with white goods and is available to move into from 21st June 2024!

Amy will be running the viewings at this property, so book yours today!

Situated in the heart of the city, with a mix of old architecture and contemporary buildings. It serves as a vibrant hub, often bustling with locals and visitors who enjoy its cafes, shops, and cultural venues.

What's it like?

The property itself is perfect for a professional couple or single occupant. You enter into the properties hallway which lead to a modern shower room. Also leading off the hallway is the open plan living room/kitchen which is equipped with white goods and dining table. Off the kitchen you will find a spacious double bedroom with two large bedroom windows.

Amy's Local Highlights:

- Fantastic central Location
- Abundance of amenities on your doorstep
- Fully furnished

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 – Standard
- o Electricity supply – Mains

- **Furnished**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EPC RATING D**
- **COUNCIL TAX BAND A**
- **FURNISHED**
- **BIKE STORAGE**
- **CLOSE TO PARKS AND GREEN SPACES NEARBY**
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- o Water supply – Mains
 - o Sewerage – Mains
 - o Heating type – electric heating
 - o Broadband – Standard, Superfast, Ultrafast (Source: Ofcom)
 - o Mobile signal – Available with all providers (Source: Ofcom)
 - o Building Safety – No issues reported
 - o Restrictions – None
 - o Rights and Easements – None
 - o Flood risk – Very low risk (source: Gov.uk)
 - o Planning Permissions – None reported
 - o Accessible – Not Accessible
 - o Coalfield / Mining area – Yes, historic coalfield
- 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 license, communication services)

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