



66A High Street, Southwold

Rent: £1235.00 pcm

Plus Deposit (see over for details)

Unfurnished – Not Managed By Durrants

LOCATION

A centrally located apartment, close to all Southwold amenities and services.

DIRECTIONS

From Durrants Office on the High Street head north-west on high street/A1095 towards Buckenham Court, destination will be on the right.

LENGTH OF AST

An initial 12 month contract.

DEPOSIT REQUIRED

A deposit of £1425 will be required.

RESTRICTIONS

We regret that the landlords will not consider applicants who are smokers or have pets.

PARKING

There is unlimited free parking on the Common nearby.

HEATING

Gas Central Heating

LOCAL AUTHORITY

Suffolk County Council/East Suffolk District Council

ENERGY EFFICIENCY RATING

Energy Rating TBC

SERVICES

Mains drainage and Supplies are connected. Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

VIEWING ARRANGEMENTS

Strictly by prior appointment with the agent's Southwold Office.

CONTACT US

98 High Street, Southwold, Suffolk, IP18 6DP

Tel: 01502 723292

Email: southwold@durrants.com

WWW.DURRANTS.COM

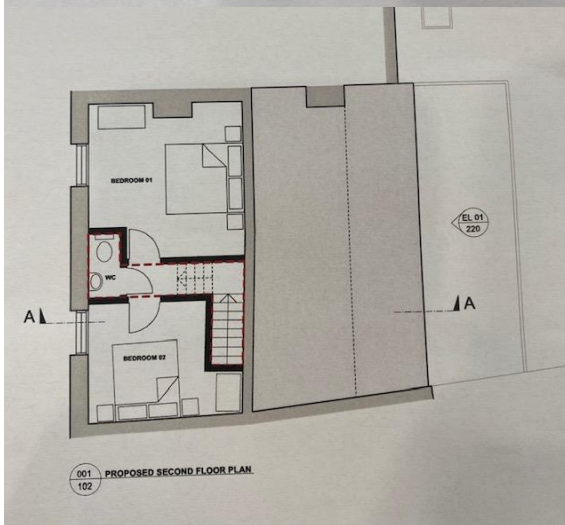




Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.



001 PROPOSED FIRST FLOOR PLAN
201



001 PROPOSED SECOND FLOOR PLAN
102

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PROPERTY FEATURES –

CENTRAL LOCATION

FIRST FLOOR OPEN PLAN KITCHEN/DINER/LIVING ROOM

ALL WHITE GOODS INCLUDED (BUILT IN COOKER, WASHING MACHING & FRIDGE/FREEZER)

FAMILY BATHROOM ON THE FIRST FLOOR

TWO LARGE BEDROOMS ON THE SECOND FLOOR

ADDITIONAL WC TO THE SECOND FLOOR

OUTSIDE TERRACE LEADING FROM THE DINING ROOM

ENTRANCE HALL

PLENTY OF STORAGE

FULL DESCRIPTION –

A centrally located, modern and immaculately presented two bedroom apartment set over two floors that has been finished to a very high standard. This apartment has an outside terrace area leading from the dining room.

The property boasts an open plan kitchen/dining/living area on the first floor with modern bathroom, and then two spacious bedrooms, with additional WC on the second floor. The apartment has gas fired central heating. All white goods in the kitchen are included, otherwise the apartment is unfurnished.

There is plenty of storage in the apartment, and space for bicycle storage in the hallway on the ground floor.

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TERMS OF LETTING

1. Term of 12 months certain on the basis of an Assured Shorthold Tenancy. A rent of £1235 per calendar month will be payable in advance by standing order.
2. Council tax - tenant responsible for charge
3. Services - tenant responsible for utilities
4. Deposit of £1425 is required. If held by Durrants it will be held under the Government approved scheme run by The Dispute Service – full details available from Durrants or www.thedisputeservice.co.uk. No interest is paid on this amount.
5. If the deposit is held by the landlord Durrants will provide the name of the Government approved scheme the landlord is registered with.
6. The landlord will not consider applicants who are smokers.
7. Pets are not permitted.
8. Where Durrants manage a property they will make mid-term inspections.
9. **Permitted fees which may be applicable:**

Holding Deposit – One weeks 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, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within four weeks.

Security Deposit – This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid rent – Interest at 0.75% 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 Keys – 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.

Variation of contract - (Tenant request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer – (Tenants request) £50 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's 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 the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

The processing time from a tenant deciding to take a property to them having possession normally takes an average of three weeks. If you would like a guide of the income level needed for the amount of rent required, contact us prior to referencing.

PLEASE NOTE BY SIGNING A TENANCY AGREEMENT YOU ARE ENTERING INTO A LEGALLY BINDING CONTRACT.