



## 24 Leidens Fields, Spalding

**£550 Per Calendar Month**

TO LET - TWO BEDROOM FIRST FLOOR FLAT 55'S AND OVER!! COMMUNAL GARDEN. ALLOCATED PARKING. BALCONY WITH VIEWS.

Opportunity for a first floor flat with open view aspect situated in the Leiden fields development. The flat consists of an entrance hall with stairs leading from the ground floor to the first floor. Landing, lounge, kitchen, shower room and two bedrooms. Balcony with views. Externally there is a communal garden and allocated parking space.

Available from March 2020

Call today to get your viewing booked in, Please note; there is a £85.00 per month Management fee which is included in the rent on this property.

- First Floor
- Two Bedrooms
- Balcony From Bedroom
- Allocated Parking
- Communal Gardens
- Over 55's Only



### Entrance Hall

Stairs leading to the first floor.

### Landing

Loft access. Door to airing cupboard. Water tank. Shelving.

### Lounge

16'2 x 12'2 (4.93m x 3.71m)

Upvc double glazed french doors to rear elevation. Double glazed window to side elevation. Radiator. Coved ceiling.

### Kitchen

9'6 x 7'11 (2.90m x 2.41m)

Double glazed window to the rear elevation. Range of fitted base and wall units. Fitted Cooker. Extractor fan over. Stainless steel single sink drainer. Plumbing for washing machine. Space for fridge. Radiator. Coved ceiling.

### Shower Room

Double glazed window to side elevation. Three piece suite. Toilet. Wash hand basin. Shower cubicle. Radiator. Coved ceiling.

### Bedroom One

13'8 x 8'8 (4.17m x 2.64m)

Double glazed window to front elevation. Door to the side leading to a small balcony area suitable for seating. Radiator. Coved ceiling.

### Bedroom Two

10'5 x 8'8 (3.18m x 2.64m)

Double glazed window to front elevation. Radiator. Coved ceiling.

### Exterior

Allocated parking space. Communal gardens. Balcony with views.

### Property Postcode

For location purposes the postcode of this property is: PE11 3EQ

### Additional Information

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

### Fees

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the

