



## Belfour House, Flat 6 Gore Lane, Spalding

**£550 Per Calendar Month**

A NEWLY REFURBISHED TWO BEDROOM FLAT TO LET LOCATED IN THE HISTORICAL TOWN OF SPALDING

Recently refurbished and completed to a high standard, this two bedroom flat comprises of a spacious open plan kitchen and living area, two double bedrooms and a family bathroom. The property benefits from available parking facilities. Situated right in the heart of the market town of Spalding with its amenities and train station nearby.

- Fully Refurbished
- Open Plan Kitchen And Living Area
- Two Double Bedrooms
- Enclosed Rear Courtyard
- Available Parking Spaces
- Town Centre Location

### Entrance Hallway

Laminate flooring. Radiator. Doors leading to all rooms.

### Kitchen Living Area

5'07 x 6'10 (1.70m x 2.08m)

Upvc window to the side aspect. Laminate flooring. Base and wall units. Sink. Integrated oven with extractor hood and four ring electric hob. Tiled splash back. Space for washing machine. Radiator. Upvc door to the side leading into the enclosed rear court yard.

### Bedroom One

11'11 x 11'02 (3.63m x 3.40m)

Upvc window to the side aspect. Laminate flooring. Storage cupboard. Radiator.

### Bedroom Two

9'07 x 14'08 (2.92m x 4.47m)

Upvc window to the side aspect. Laminate flooring. Radiator.

### Bathroom

5'07 x 6'10 (1.70m x 2.08m)

Part tiled walls. Panelled bath with electric shower over. Wall mounted hand basin. Toilet. Tiled flooring. Radiator.

### Exterior

To the rear of the property is a private enclosed courtyard.

### Property Postcode

For location purposes the postcode of this property is: PE11 1BN

### Viewings

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Rental 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 agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy

