

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



21 Kenilworth Road

, Leamington Spa, CV32 6JD

Rent £1,050 PCM



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Viewing

****IMPORTANT**:** If you want to view this property. First you must read the 'Tenants: Important Information. And Q&A' below it explains what information we need from you etc.

Then Copy the 9 Viewing Information questions below. This tells us about you with no mistakes.

Paste to either info@finehomes.org.uk : RMove 'Request details' Or Zoop 'Email agent' property portals.

This allows us quickly qualify you and arrange a viewing.

If you cannot, then email us.

9 Viewing Information questions below

1. Most important! - Read 'Tenants: Important Information. And Q&A - Landlords Preferences' and Holding deposits . these are on the web and in the PDF brochure?
2. We need your registered home address where you live now.
3. We need to know Who will be living at the property? (Titles, (Mr, Mrs etc) Full Names, as shown on your passport (first & last names) (and relationship) **We need to check the UK Sanctions & AML Checks** -
4. Are you or will you all be in full-time employment, more than 12 months? –
5. Have double checked the Landlord Preferences for Pet Requirements?
6. When are you looking to move and have you given notice. **(If more than 1 month, unless you are prepared to make up the rent, please do not apply? -**
7. When are you available to view, bearing in mind our opening hours? Please suggest a few times. -
8. If you do not have a UK passport, do you have the right to rent?

Tenants : Important Information. And Q&A

Please note:

- All applicants over the age of 18 must pass a successful reference validation.
- Right to Rent checks will be completed for all applicants as required by the Immigration Act 2014
- Full Names will be needed for OFSI Check
- All applicants must be free from adverse credit, including CCJs and IVAs, as anything that affects your credit rating, past or present, will be taken into consideration.
- Self-employed applicants must provide one year's accounts on a SA302 form, showing a net profit of at least 30 times the monthly rent.
- We do not accept guarantors.
- Income from Universal Credit, pensions, or savings can be considered on a case-by-case basis. If you rely on these, please email us with the details. Proof of how savings have been accumulated will be required.
- You need view the property in person before you can hold it.
- The landlord has expressed a preference for a family , No

sharers

- The property is NOT a HMO and suitable for sharers, students, smokers, or pets.

Rent , Holding Deposit & Deposit etc

*If you require us to hold a property for more than 3 weeks, we will expect a contribution to the void period of rent, over this time. Non-Refundable and Non-negotiable.

- Rent = £1050 = Holding Deposit = £242- Deposit = £1,211. (minus the Holding Deposit)

- Qualifying single or joint salary of £31500.00 Pa

- The holding deposit will be held for 2 weeks whilst reference checks are carried out.

- If there is a satisfactory result, the holding deposit will be converted to your Deposit.

- If References and Right to Rent is Un satisfactory, you will lose the Holding Deposit.

NB: Before contacting Fine Homes, you must read this information

Client Money & Deposits

Deposits are protected via Deposit Protection Services.
Client Money is Protected through Client Money Protect.

Communal Entrance Hall

Via Glass panelled doors, Post boxes.

Entrance Hall

20'0" x 4'7" (6.10 x 1.40)

Via casement door, coved ceiling, single electric radiator, power points, smoke detector, wood flooring, Airing cupboard housing hot water cylinder and immersion heater and plumbing for automatic washing machine, wood panel doors to:

Utility /Airing Cupboard.

Washing Machine Vacuum,. Water Tank

Kitchen Living Area

15'10" x 14'7" (4.83 x 4.45)

Double-glazed window to side aspect, opening to rear garden

Modern fitted kitchen with range of eye and base level units and drawers, single bowl single drainer sink unit with mixer taps, decorative tile splash back, ample worktop surface.

Built in appliances including ceramic electric hob with extractor hood above, electric fan assisted built over oven

with microwave incorporated, dishwasher, fridge freezer, coved ceiling, single radiator. Area for table and chairs, wood flooring:-

Bedroom

14'6" x 9'4" (4.42 x 2.84)

Double glazed casement sash window to side aspect, electric radiator, power points, built in double wardrobes, coved ceiling.

Bathroom /Shower Room

11'3" x 8'3" (3.43 x 2.51)

4 piece suite comprising panelled bath with mixer taps, wash hand basin, double shower cubicle, low level WC, part tiled walls, extractor fan, towel radiator with thermostat control, shaver point, coved & textured ceiling

Courtyard

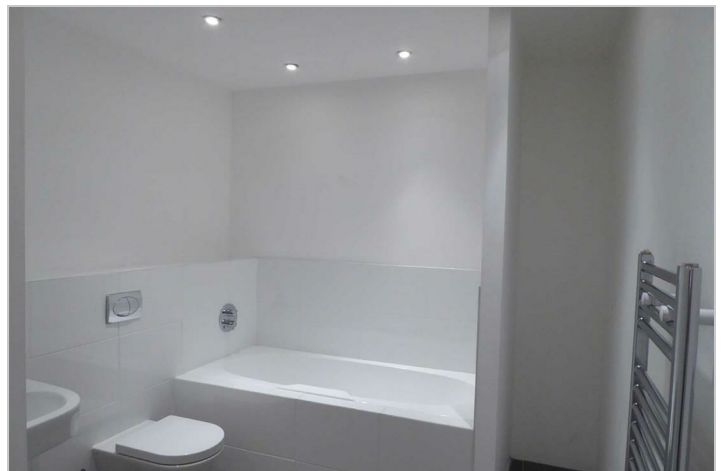
Mainly paved patio area, rear access via gate, bounded by panelled fencing & walling.

Front

-Communal car park with 1 allocated space around d to the rear row, the last on the right

Allocated parking

As you see from the picture, at the very read of the parking area, the allocated space is the right of the 3 spaces, closet to the tree.



Road Map



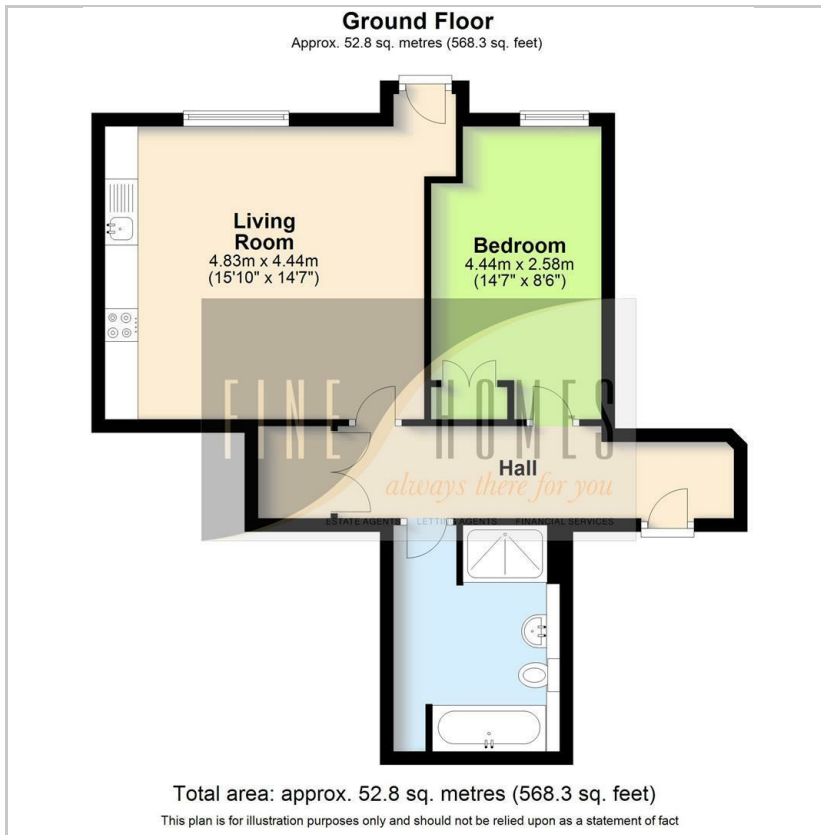
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

