

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



14 Livery Street

, Leamington Spa, CV32 4NP

Rent £1,150 PCM



14 Livery Street

, Leamington Spa, CV32 4NP

Rent £1,150 PCM



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, Deposit & Holding 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 = £1150 - Holding Deposit = £265 - Deposit = £1326 (minus the Holding Deposit)
 - Qualifying single or joint salary of £34500a
 - 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 Council Tax & EPC

Our tenants Deposits are protected under the Deposit Protection Services.. Client Money is Protected through Client Money Protect.

Council Tax - B EPC - C

Communal Entrance

Access to Stairs & Elevator, Basement (car parking & recycling room), all other levels. Post box area and Intercom door entry system.

Entrance Hall

Doors to Open Plan Kitchen/Lounge Diner, Bedrooms, Bathroom and Airing cupboard, Intercom system, wall mounted electric radiator, wood laminate flooring.

Open Plan Kitchen, Lounge, Diner -

Lounge Diner

Double Glazed French door s opening out to a front aspect with views as seen on photo.. Power points, TV point, electric radiator, Opening to kitchen area, door Entrance Hall..

Kitchen

Modern fitted kitchen with range of eye and base level units and drawers, one and a half bowl drainer sink unit with

mixer taps, tile splash back, ample worktop surface.

Built in appliances including electric hob with extractor chimney hood above, electric fan assisted built under oven, fridge and freezer, Dish washer, Open to Lounge Dining area

Bathroom

Comprising a 3 piece suite with panelled bath with mixer taps with Mains mixer shower above and screen, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, chrome towel radiator, shaver light point, ceramic tiled flooring.

Bedroom 1

Double Glazed French door s opening out to a front aspect with views as seen on photo, (double bed(can stay or go).

Balcony

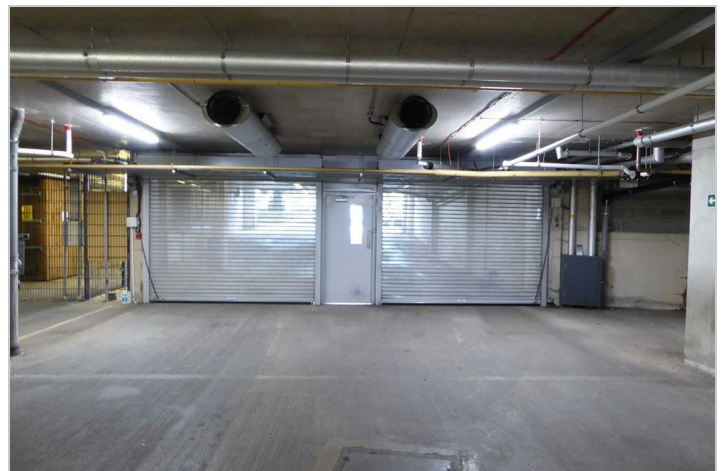
Doors from the Lounge and the bedroom

Roof communal garden

Under ground parking

Livery Street

Entrance to the apartments



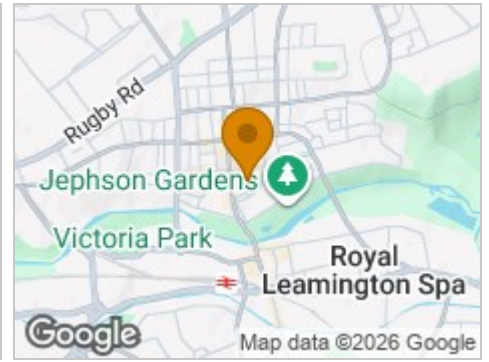
Road Map



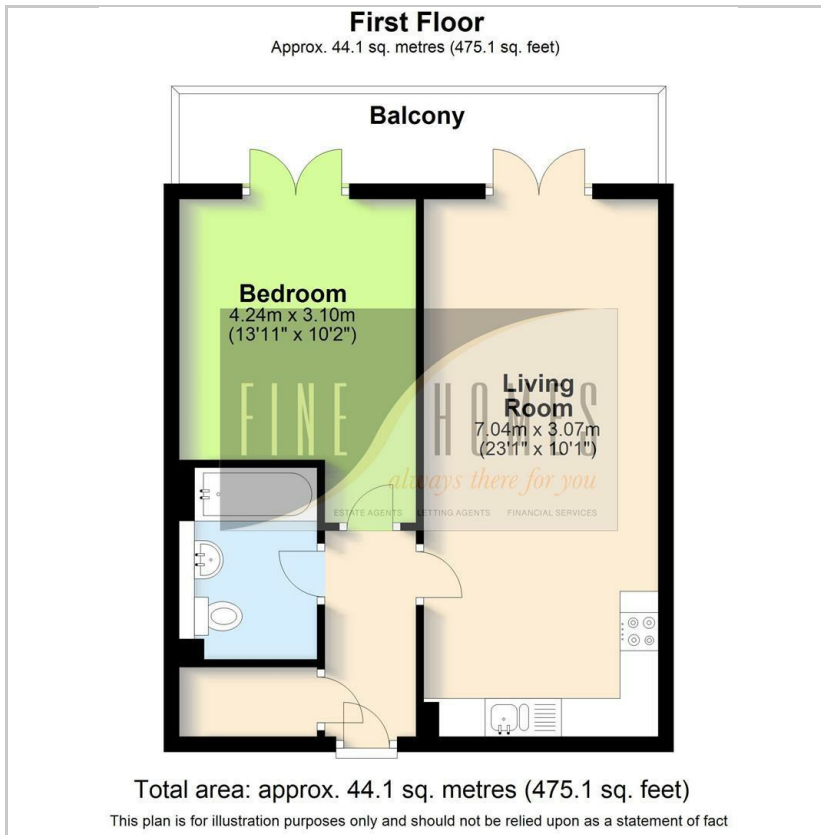
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

