



Stephen Knipe & Co

Chartered Surveyors
Valuers, Auctioneers, Land and Letting Agents



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PROPERTY TO LET (Unfurnished)



- Address:** 4 Clare Court, Burghley Street, Bourne, PE10 9NS
- Description:** Fully refurbished 1 bedroom first floor flat, close to the town centre.
- Accommodation:** Staircase to small landing with small store off.
Entrance door, entrance hall with airing cupboard. Bedroom, Bathroom (fully refitted). Large living room. Newly refitted Kitchen area. Whole flat newly decorated.
- Outside:** Car parking space at the rear.
- Services:** Mains water, electricity and drainage, electric wet central heating.
- Fixtures & Fittings:** New carpets throughout, curtains and curtain poles.
- Shorthold tenancy period:** Six months.
- Council Tax:** Band A
- Rent:** £385 per calendar month.
- Deposit** A dilapidations deposit of £540.00 will be required. This will be returnable at the end of the tenancy subject to the property being in a satisfactory condition.
- References:** Excellent references will be required, using the Homelet Referencing Service for which a non refundable fee of £30 is payable on completion of application form.
- Viewing:** Through the Letting Agents.
- Notes:** A contribution towards preparation of the tenancy agreement will be due upon signing. This is currently £150 including VAT. The successful applicant will be required to let us have sight of full driving licence/passport and utility bill to comply with current money laundering regulations. **No dogs, cats or smokers.**