



# Bloore King & Kavanagh

Sales & Lettings



**121A Park Road**  
**Dudley, DY2 9DD**

**£700 Per Calendar Month**

## Property Description

Refurbished self contained one double bedroom, first floor flat. Offering a short commute to both Merry Hill Intu shopping Centre and Russells Hall hospital.

Briefly comprising of; open plan living kitchen area, shower room and double bedroom. Electric heating is installed throughout and water rates are included within the rental price.

A communal courtyard is located at the very rear of the property. To be let on an unfurnished basis and available immediately.

EPC - TBA / CT Band - TBA

## Approach

Access is accessible via the private entry to the left hand side of the property. Stairs leading to first floor accommodation on entry.

## Double Bedroom

3.33m x 4.62m wp (10'11" x 15'1" wp )

Two single glazed units to the front of the property. Built in storage available.

## Shower Room

3.00m wp x 1.79m (9'10" wp x 5'10" )

Single glazed unit to the rear. Three piece suite comprising of; low level flush WC, pedestal wash hand basin and separate single shower cubicle with electric shower unit installed.

## Inner Hallway

Access leading through to open plan living kitchen area.

## Open Plan Living Kitchen Area

3.97m x 2.75m wp (13'0" x 9'0" wp )

Wall mounted electric fire installed. Built in storage available. Single glazed window unit to rear. A refitted kitchen installed incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring electric plated hob installed with extractor hob over and plumbing for a washer.

## Tenant Information (No P)

Money Laundering:

We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.

Referencing:

Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is subject to these checks. There is no cost for this to the tenant

Holding Deposit:

To reserve a property a holding deposit will be taken. The



holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.

#### Security Deposit:

A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

#### Allowable Fees:

**Lost Keys:** Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

#### Late or Default Payments

Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.



**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.