Bloore King & Kavanagh
Sales & Lettings









256A Fieldfarm Apartments

Dudley, DY2 9SW

£850 PCM

The Property
A wonderful ground floor TWO BEDROOM apartment, benefitting from being one of only nine in the block. Within walking distance to frequent transport links and local amenities.

This lovely apartment has gas central heating, double glazing, communal entrance with intercom and alarm. Briefly comprises: entrance hall, spacious lounge with bay window, kitchen, two bedrooms and bathroom.

There is a private car park for the block with allocated parking space for the apartment and there is also visitors space. To the rear is communal gardens with drying area.

To be let on an unfurnished basis. EPC - C / CT Band - A

Frontage
The apartment is approached via a communal walled entrance with pathway to the communal front door to the apartment block with intercom to the apartment.

Entrance Hall
Alarm and doors to bedrooms and lounge.

Lounge
4.02m x 4.63m (13'2" x 15'2")
A lovely spacious lounge with bay window to the front featuring double french doors and window to the side.. Storage cupboard.

Kitchen
2.32m x 2.39m (7'7" x 7'10")
A range of eye and low level units incorporating: stainless steel sink and drainer, integrated gas hob with extractor over and integrated electric oven. Space for washing machine. Boiler.

Bedroom One
3.07m x 2.98m (10'0" x 9'9")
Window to the front.

Bedroom Two
1.79m x 2.98m (5'10" x 9'9")
Window to the front.

Bathroom
2.55m x 2.56m (8'4" x 8'4")
A three piece suite comprising: panelled bath with shower over, wash hand basin and low level WC.

Outside
Front: Walled entrance to the building leading to the communal entrance with intercom to the apartment.

Rear: Communal gardens with drying area and lawn.

Car Park: Private car park for the building with allocated parking space for the apartment and visitors spaces.

Disclaimer
Please note the current marketing photos are apparent from the previous tenancy start date around June 2023.

Tenant Information





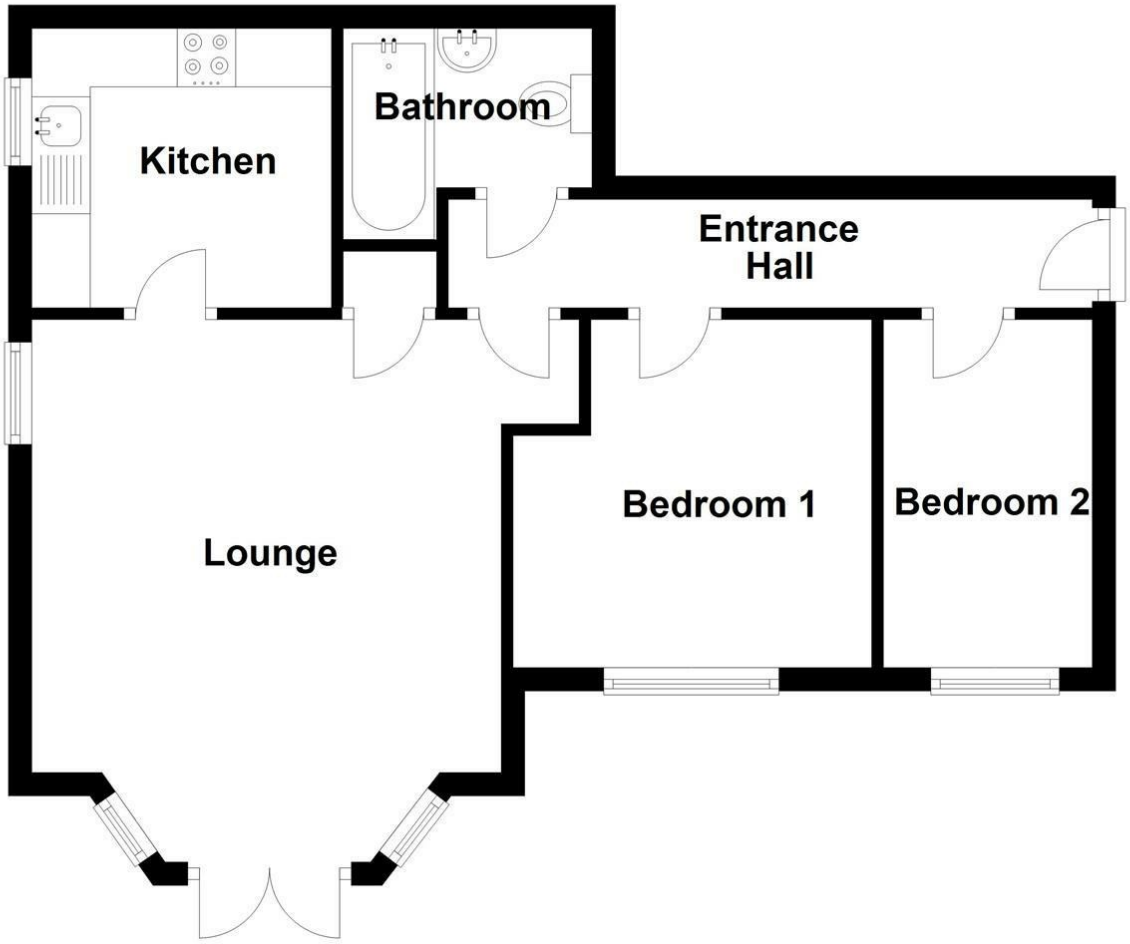




Money Laundering:
We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.
Referencing:
Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is 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).
Pets:
Where a landlord agrees to accept a pet/s to be kept at the property an increase in the monthly rental will be levied for the entire term of the tenancy from £25 per month per pet.
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.



Ground Floor



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.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements