

ehB
RESIDENTIAL

Your Property - Our Business



38, Heath Terrace, Leamington Spa

£775 Per Month



Available from 10th May

*** SUPERB LOCATION CLOSE TO TOWN CENTRE AMENITIES ***
Excellent gas centrally heated ground floor apartment with own private entrance, outside space and parking area. The property has been newly refurbished and offers spacious accommodation which provides an entrance hall, large lounge, newly fitted breakfast kitchen, double bedroom and bathroom with window.

Unfurnished

[Private Rear Entrance](#)

[Sitting Room](#)

15'7" x 13'11" (4.75 x 4.24)

Front door. Radiator. Window to side.

[Bathroom](#)

White suite, shower attachment over bath. Radiator. Double glazed window.

[Kitchen](#)

13'10" x 7'7" (4.22 x 2.31)

Range of modern units. Combi central heating boiler. Washing machine, Cooker and fridge. Window to side. Radiator.

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[Rear Hall](#)

Door to rear.

[Bedroom](#)

9'10" x 9'8" (3.00 x 2.95)

Double glazed window to rear.

[Parking](#)

Allocated parking space to rear.

[Tenancy Application Information](#)

Tenant Refundable Holding Deposit will be equal to 1 week's rent (calculated by multiplying the monthly rent by 12 and then dividing by 52). This amount can be used as part payment of the tenancy deposit should the application proceed.

This Refundable Holding Deposit can legally be retained if the tenant provides false or misleading information, if they fail a Right to Rent



Check, if the tenants(s) withdraw from the proposed agreement (decide not to let for whatever reason) or fail to take all reasonable steps to enter an agreement (ie: responding to reasonable requests for information required to progress the agreement) when the agent has done so.

Tenancy Deposit: Capped at 5 week's rent where the annual rent is less than £50,000 or six weeks rent where the total annual rent is £50,000 or above.

Tenancy Deposit will be five weeks rent (calculated by multiplying the rent by 12, dividing by 52 and then multiplying by 5).

Please contact us should you require any further clarification.

Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.
Payments associated with early termination of the tenancy, when requested by the tenant

During the tenancy if permitted and applicable
Utilities – gas, electricity, water and sewerage
Communications – telephone and broadband
Installation of cable/satellite
Subscription to cable/satellite supplier
Television licence
Council Tax

Other permitted payments

Any other permitted payments, not included above, for breaches of contract or under the relevant legislation including contractual damages. These include reasonable costs or losses incurred for loss of keys, security devices and changes to the tenancy agreement or early termination, if the Landlord agrees they can be made, up to the permitted limits.

Tenant Protection

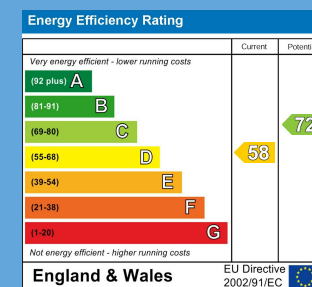
ehB Warwick Ltd is a member of Propertymark client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme.

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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