

## Mellors Court The Butts Warwick CV34 4ST



**£725 PCM**

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Excellent town centre location. Modern purpose built one bedroom ground floor apartment with gas central heating. Allocated parking to the rear. No Pets. No Sharers. No Children. Available December

### **Communal Entrance Hall**

#### **Living Area**

14'0" x 17'0" (4.27m x 5.18m)

Front door. Telephone point. TV point. Radiator. Cable TV and telephone point. Ceiling spot light tracking. Window to front with secondary glazing.

#### **Kitchen Area**

Newly fitted with modern range of white fronted units. Inset single drainer stainless steel sink with cupboard space under. Two base units. Ample woodblock effect work surfaces and walls tiled around the splash areas. Two double wall cupboards. Cupboard housing the central heating boiler. Built in Lamona oven, hob and stainless steel chimney cooker hood over. Washer dryer. Fridge and freezer. Smoke detector. Laminate flooring. Window two front with secondary glazing.

#### **Dining Area**

#### **Inner Hall**

Spot light. Open wardrobe with rail and shelving.

#### **Double Bedroom**

11'1" x 9'10" (3.38m x 2.74m '3.05m)

Radiator. Window to front with secondary glazing.

#### **Shower Room**

White Suite. Corner shower enclosure with walls tiled and with fixed shower head. Wash hand basin. Low level W.C. Walls fully tiled. Chrome heated towel rail. Extractor fan. Window.

#### **Outside**

Allocated parking to rear.

#### **General information**

SERVICES: All mains services are connected to the property. COUNCIL TAX: Warwick District Council Tax Band 'B' £1614.12 (25% discount for single occupancy)

#### **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 £60 plus vat, 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.

These particulars are produced as a guide to the property only and whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has

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