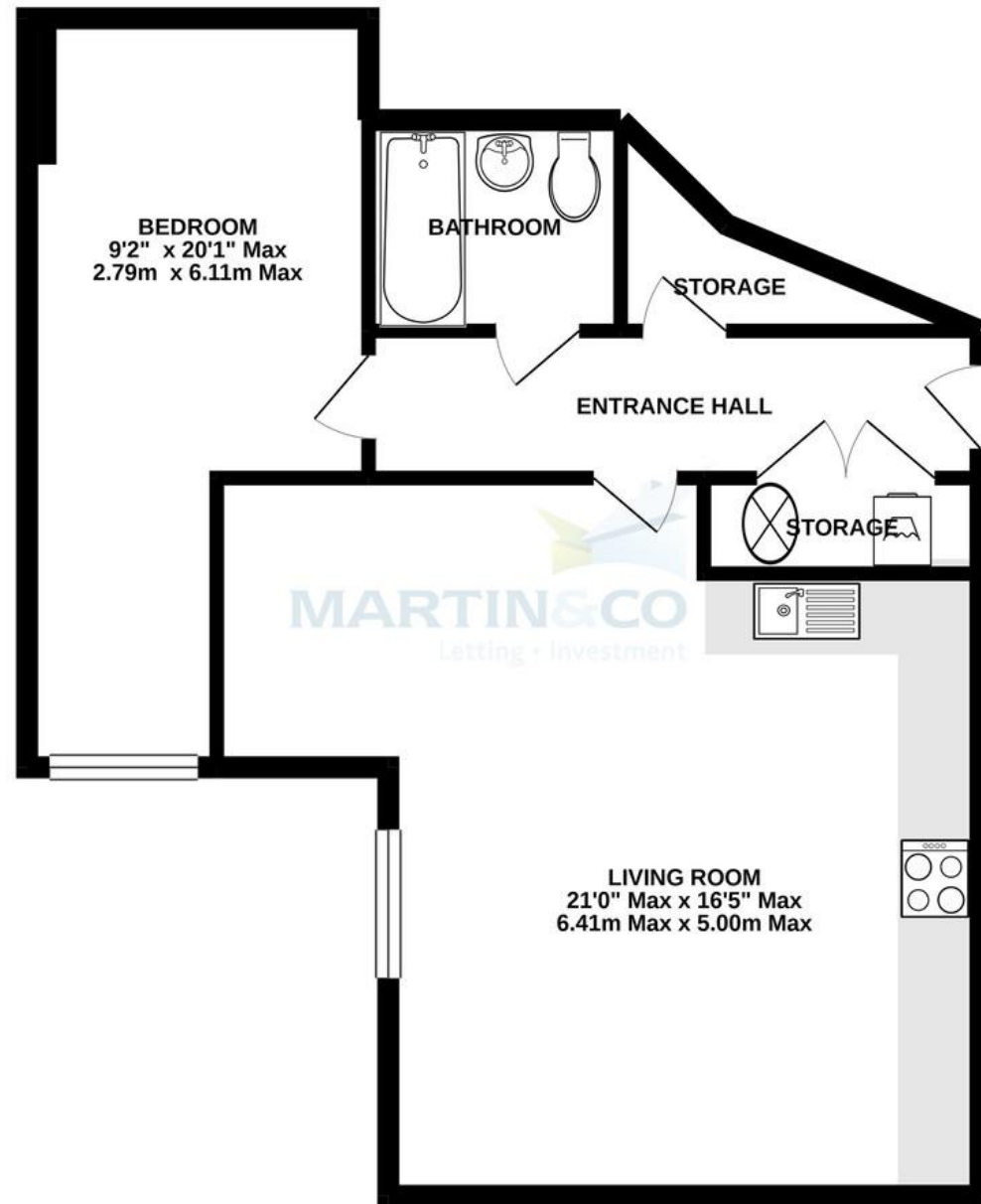


5TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



**TO LET**



**Skyline Plaza**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,100 pcm**







## Skyline Plaza

Apartment,  
1 bedroom, 1 bathroom

£1,100 pcm

Date available: 7<sup>th</sup> December 2024

Deposit: £1,269

Furnished

Council Tax band: B

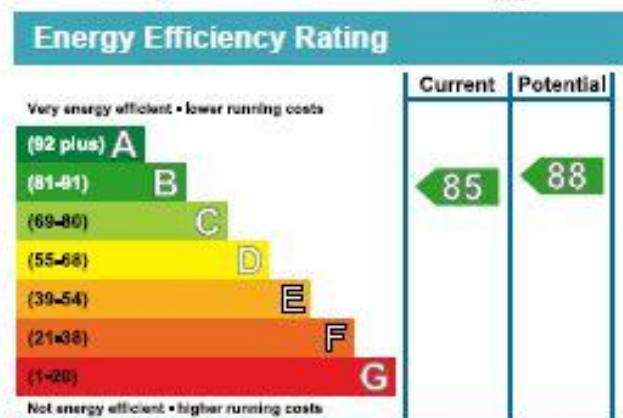
- Large Living Room
- Extra Big Bedroom
- Fully Fitted Kitchen
- Bathroom with Shower
- Underground Parking

A large one bedroom 5th Floor apartment at the Skyline Plaza development which comes FURNISHED and with UNDERGROUND PARKING. The property has many features including a well fitted kitchen, luxury bathroom, walk in store cupboard and double glazing and extra large bedroom.

COMMUNAL ENTRANCE Telephone entry system, stairs and lifts to all floors.

FRONT DOOR TO

ENTRANCE HALL Smoke alarm, intercom, laminate flooring, electric heater and airing cupboard with hot water cylinder, shelving and freestanding washing machine. There is also an storage cupboard.



LIVING ROOM/KITCHEN 20' 4" x 20' 0" (6.2m x 6.1m) Double glazed window. There is an electric heater. The kitchen area has a stainless-steel sink unit with mixer taps and single drainer with cupboard under, further range of matching cupboards and drawers, built in electric oven and hob and under cabinet fridge, under cabinet lighting. There is laminate flooring.

BEDROOM 20' 7" x 9' 2" (6.3m x 2.8m) Double glazed window, carpet and electric heater.

BATHROOM Three piece suite of panelled enclosed bath with mixer tap and shower attachment with tiled surround, pedestal wash hand basin, low level W.C, shaver point, electric heater and shaver point.

PARKING Underground parking for 1 car

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered

into if agreed in writing by all parties.

Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)

Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

MATERIAL INFORMATION Council Tax Band: B

EPC Rating: B

MAXIMUM Tenancy Term: 12 Months

Secure Parking for 1 car