



01454 326846

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NORMANDY DRIVE, YATE, BRISTOL

£995 PCM

LET AGREED

MORE PHOTOS TO FOLLOW!!

A well presented two bedroom first floor apartment in Yate becoming available in January 2023.

To arrange a viewing or more information please call 01454 326846

MORE PHOTOS TO FOLLOW!!

Farringtons are pleased to welcome this well presented first floor apartment in Normandy Drive, Yate.

The apartment offers two double bedrooms (one of which has an ensuite), separate bathroom, kitchen/diner/lounge and french doors overlooking a green area.

Further benefits offer: gas central heating, UPVC double glazing and a allocated parking space.

EPC Rating B

Council Tax BAND B

Available January 2023

Close to local amenities and bus routes

Permitted Payments:

1. A "Holding Deposit of £225.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.
2. A "Deposit" of £1145.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted
4. A Payment of £50.00 will be due if you want to change the tenancy agreement
5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate
6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.
7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Tenant Protection:

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B

Deposit: £1,145

Holding Deposit: £225

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.