



01454 326846
neil@mwfarringtons.co.uk



THE LAWNS, YATE, BRISTOL

£1,100 PCM

AVAILABLE NOVEMBER 2024!

An immaculate well presented two bedroom top floor apartment close to Yate Shopping Centre.

Call Farringtons for more information on 01454 326846

- EPC Rating C
- Fitted Bathroom
- Gas Central Heating
- Initial 6 Month Tenancy to Long Term Let
- Integrated Appliances
- Intercom System
- Sorry NO Pets
- Two Double Bedrooms
- UPVC Double Glazing

AVAILABLE NOVEMBER 2024!

An immaculate well presented two bedroom top floor apartment close to Yate Shopping Centre.

The apartment comprises of a fitted bathroom, two double bedrooms and an open plan kitchen / living space.

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

Closeto local amenities, bus stops and train station

EPC Rating C

Council Tax BAND A

Sorry No pets due to being a clause with the management company of the property

Available November 2024

Permitted Payments:

1. A "Holding Deposit of £250.00 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 £1265.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted due to the property being a flat and not permitted by the management company
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 7. 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.

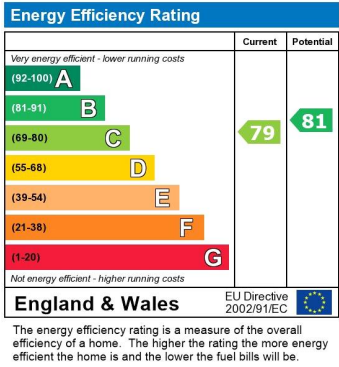
Council Tax Band: A

Deposit: £1,265

Holding Deposit: £250



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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.