



**01454 326846**

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## HIGH STREET, BERKELEY

**£1,100 PCM**

AVAILABLE EARLY MARCH 2025!

New to market, this immaculately presented two bedroom first floor flat tucked away off Berkeley High Street.

For more information, please contact Farringtons on 01454 326846

- Easy walk to town and countryside
- First floor apartment
- Two Double Bedrooms
- Fitted Bathroom
- Berkeley location
- Fitted Kitchen with Built in Appliances
- Gas Central Heating
- Initial 6 Month Tenancy to

AVAILABLE EARLY MARCH 2025!

Farringtons are pleased to welcome this immaculately presented two bedroom first floor flat just off Berkeley High Street, Glos.

The flat offers a modern fitted kitchen with dishwasher, fridge/freezer & washing machine, modern fitted bathroom with bath and shower cubicle, 8m long lounge, two double bedrooms and a raised storage area housing a combi boiler.

Further benefits include: restored period sash windows, gas central heating and neutral decor throughout.

Close to local amenities and bus routes.

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
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: 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.