



£775 PCM

Flat 6, Coundon Road, Coundon, Coventry, CV1 4AR

Apartment | 1 Bedroom | 1 Bathroom

Benburys
SALES AND LETTINGS

0247 6661 553

www.benburys.co.uk



Step Inside

Key Features

- LUXURY AND BESPOKE APARTMENT
- HIGH QUALITY PROPERTY WITH A PREMIUM FINISH
- FURNISHED
- KITCHEN/ LOUNGE/ BEDROOM
- GAS CENTRAL HEATING
- BATHROOM
- HIGH SPEED INTERNET INCLUDED
- TWO MINUTE WALK TO COVENTRY CITY CENTRE

Property Description

****ATTENTION STUDENTS AND CITY CENTRE PROFESSIONALS** SUITABLE FOR A SINGLE PERSON** AVAILABLE IMMEDIATELY**** Benburys are delighted to present a beautifully renovated bespoke and one of a kind apartment. This apartment has a premium finish and includes a fully fitted kitchen with fridge freezer. Lounge/kitchen/diner. Separate bathroom with winding staircase leading to a mezzanine double bedroom. The building benefits from BT Super fast Fibre 2 broadband with complete WiFi to all floors. Communal garden. The building is ideally situated for students and professionals alike being a 2 minute walk to the city centre. Rent includes gas, water rates and internet Holding deposit of £178 to secure the property.

Main Particulars

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TENANT FEES SCHEDULE

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property and will be offset against the first months rent. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

NB, if the Landlord backs away from the agreement at any time before the Tenancy Start Date, all fees will be refunded in full back to the Tenant.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 per year)

Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please note all the above fees are inclusive of VAT

Client Money Protection (CMP) Benburys is part of the National Federation of Property Professionals Client Protection Scheme www.propertymark.co.uk

Independant Redress Provided by: TPOs (The Property Ombudsman) www.tpos.co.uk





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