marshall & cross
SALES AND LETTINGS AGENTS

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Flat 2 12 Broad Green
Wellingborough
Northamptonshire.
NN8 4LN

£700 Monthly *

- AVAILABLE NOW
- ONE BEDROOM
- FIRST FLOOR FLAT
- WHITE APPLIANCES INCLUDED
- DOUBLE GLAZED WINDOWS
- GAS RADIATOR HEATING
- VIEWING ESSENTIAL
- COUNCIL TAX BAND - A

Ref: PRA11341

Viewing Instructions: Strictly By Appointment Only

General Description

IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

We are delighted to offer to the market for rent this one bedroom first floor flat in a modern conversion in Wellingborough. The property benefits from white appliances being included. Early viewing is essential to avoid disappointment.

Please note that the rent for the property is £700.00 per calendar month (pcm). An additional £160.00 per calendar month (pcm) is payable to cover gas, electricity, and water.

Rent £700.00
Deposit £700.00

Weeks rent in advance to secure the property £161.00

Please note: In order to apply to rent this property applicants must have a good credit score (no CCJ'S, bankruptcy, IVA) Annual income must be in excess of £21,000.00 (combined income) in order to meet the affordability as set by the credit referencing agency.
COUNCIL TAX BAND - A

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:77

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us

from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.