QUANTUM

SALES & LETTINGS

132 Acomb Road
, York YO24 4HA

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, York YO24 4HA
£525 PCM

Acomb Road | Studio Apartment | Single Occupancy Only | Open Plan Living/Sleeping & Kitchen | Private Bathroom Facilities | Unfurnished | Available Now | Council Tax And Water Included | EPC D

Brochure Agency Info
We're proud to be a member of the Property Redress Scheme - Membership; PRS010183.

We are also proud members of the Propertymark Client Money Protection Scheme (C0006926).

Brochure Permitted Payments.
As well as paying the rent and utilities, communication services and council tax, you may also be required to make the following permitted payments.
Permitted payments

Before the tenancy starts (payable to Quantum Estate Agency Ltd. 'the Agent')
Holding Deposit: 1 week's rent
Deposit: One Month's rent + £100.
During the tenancy (payable to the Agent)

Payment of £50 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3%
Payment of up to £50 for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.
No charges will be made to the tenants at all relating to:
Administration, Referencing, Guarantor Referncing, Right to Rent checks, Renewal Fee (Fixed Term), Inventory, Check-in, Check out, Renewal Fee (Periodic) Fee to Test Smoke Detectors

Brochure- Referencing

Providing the Landlord is happy to proceed with your application you will be asked to pay a holding deposit. This is equivalent to one weeks rent to a maximum of £300.00 per property. This deposit will allow us to stop marketing the property to anyone else and proceed with your application. The money will be held in our client account and will be used against your initial invoice if your application proceeds and we commence the tenancy.

The only circumstances in which you will lose the holding deposit are;

- If you provide false or misleading information
- If you fail a right to rent check
- If you withdraw your application- unless a Landlord imposed a requirement or acted in such a way that it would be unreasonable to expect a tenant to enter into a tenancy agreement.
- Fail to take steps to enter into the tenancy agreement

The referencing will be the first stage and will consist of a credit check, income check and previous landlord check if applicable. You will be sent a link to complete via email from a company called GOODLORD. Applicants should be aware that their gross income should be 2.5 times the annual rent. If a Guarantor is required, their income should be 3 times the annual rent. Please note the income used can only be made up from basic salary. The referencing company will not use extra hours/overtime/bonuses etc. For example, if you are contracted to 20 hours per week then this would be the basic salary

If a tenant has any concerns over their credit history they should discuss this with a member of staff before proceeding with referencing. Failing to do so could end in losing the holding deposit.

Once we have conducted your references and deemed the letting suitable you will have 14 days to enter into the agreement. You will be sent this date and it will act as your “deadline for agreement”. You should be aware of this date as you may lose your holding deposit. (the date can be re-negotiated by mutual agreement).

A Deposit is paid on move in day, that is equivalent to one month's rent +£100. This will be deposited into one of the protection schemes within 30 days.

Material Information

Council Tax Band of the property is Band B. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.
The property has a gas combination boiler which supplies the heating and hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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