

Apartment 3, Spire Court, 26 Manor Road, Edgbaston, Birmingham, West Midlands, B16 9ND



Monthly Rental Of £650.00

ONE BEDROOM FURNISHED APARTMENT IN GREAT LOCATION!
Ideally located off the Hagley Road close to the City Centre. Being offered furnished and comprising; living room, kitchen with white goods, one bedroom and bathroom! Allocated parking to the rear. Available now! Energy Efficiency Rating C. To arrange your viewing please call our Lettings team on; 0121 442 4040 or please feel free to visit our website for further information on;
www.ricechamberlains.co.uk

Further Information;

Holding Deposit (per tenancy) – One Week's Rent.

This is to reserve a property. 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).

Sales



Lettings



Property Management

Security Deposit (per tenancy. Rent under £50,000 per year) – Five Week's Rent.
This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year) – Six Week's 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 the 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 keys(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 or 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 (Tenant's Request) £50.00 (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) £50.00 (inc VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord 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 in re-letting the property as well as all rent due under the tenancy until the start of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Sales



Lettings



Property Management



Sales



Lettings



Property Management

Energy Performance Certificate



Apartment 3 Spire Court, 26, Manor Road, Edgbaston, BIRMINGHAM, B16 9ND

Dwelling type: Ground-floor flat
Date of assessment: 21 October 2019
Date of certificate: 21 October 2019
Reference number: 2398-5900-6250-6971-5950
Type of assessment: RdSAP, existing dwelling
Total floor area: 42 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

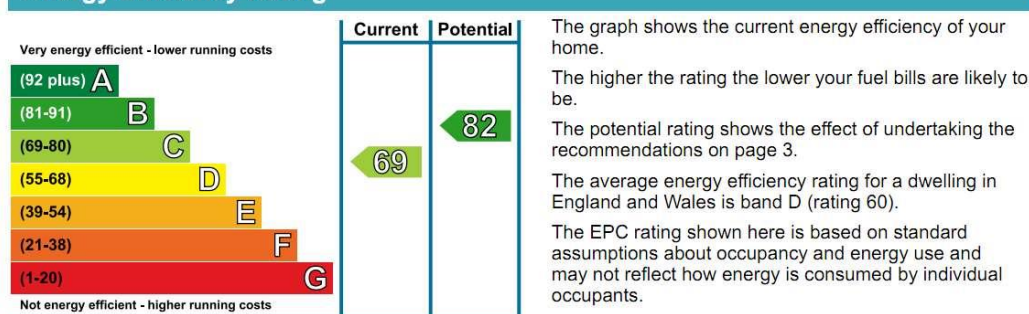
Estimated energy costs of dwelling for 3 years:	£ 1,806
Over 3 years you could save	£ 759

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 129 over 3 years	
Heating	£ 852 over 3 years	£ 486 over 3 years	
Hot Water	£ 837 over 3 years	£ 432 over 3 years	
Totals	£ 1,806	£ 1,047	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 759

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.