

Carlton House, Oxford Street, Kidderminster,  
DY10 1BB



**TO LET**

Studio Apartment located in Kidderminster Town Centre

£495 per calendar month

### Description

Modern studio apartments situated within the Carlton House development in Kidderminster Town Centre being ideally situated for easy access to local shops, amenities and public transport.

The accommodation offers; an open plan lounge and kitchen with washing machine and integrated oven and modern shower room.

The property benefits from electric heating throughout and is offered unfurnished.

### Rental/Terms

This apartment is available to rent at £495 pcm.

### Current Availability

Flat 2 - First Floor  
Flat 9 - Second Floor

### Utilities

The tenant is responsible for the payment of all utilities & connections (electric, water, broadband etc.) for the property.

### Council Tax

The property comes under Council Tax Band A and is payable by the tenant to Wyre Forest District Council.

### Energy Performance Certificate

The property has an energy rating of D.

A copy of the energy performance certificate is available from the agent upon request.

### Viewings

Strictly via the sole letting agent Siddall Jones on  
0121 638 0500

### Letting Fees

Holding Deposit: 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.

Security Deposit (per tenancy): Five 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. 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: £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 £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: 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.

