



King's Avenue, Ely

£700 pcm (Fees apply)

- Available 14 June 2019
- Furnished
- Available 14th June
- Furnished
- Allocated parking
- Spacious Accommodation
- Popular development
- EPC: C

A two bedroom first floor flat which is being offered furnished on this popular development in Ely.

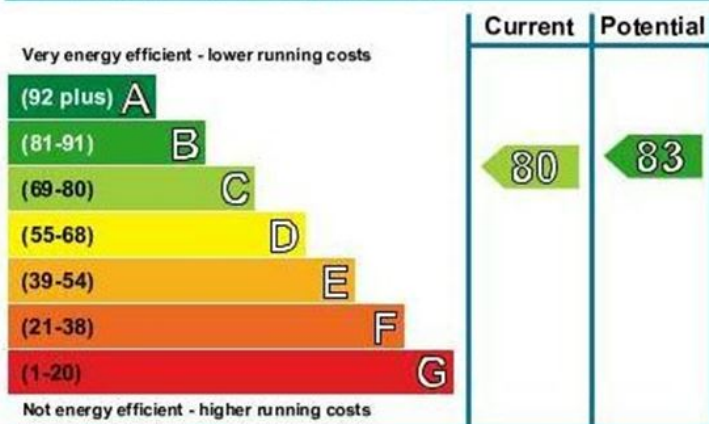
The property is well presented and comprises of a spacious lounge/diner with two sofas, coffee table and side table. Kitchen with electric hob and oven, washing machine and fridgefreezer. Large master bedroom with double bed and a wardrobe, and a second double bedroom with a bed, desk and chair. The bathroom is fitted with a shower over the bath, WC and wash basin. The property is double glazed with electric heaters and has one allocated parking space in an off-road communal parking area.

EPC: C

Available 14th June



Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Standard fees

Prices include VAT. Please see the Guide for Tenants for full details.

Tenancy administration fee, due on application

One individual	£350 (£225 for bedsits)
Each individual thereafter	£100
Company Let	£400

At the start of your tenancy

Dilapidation deposit	1.5 x monthly rent (refundable)
Initial rent payment	1 x monthly rent (unless additional advance payments have been agreed)

Administration fee

To cover end of tenancy inventory inspection, compliance with tenancy deposit scheme and transfer of utilities/council tax. £125 (£75 for bedsits)

Insurance

It is recommended that the tenant adequately insures their own possessions, this cover to include tenant liability cover against accidental damage of the Landlords fixtures and fittings. TuckerGardner are happy to provide a quote for this cover.