



THOMLINSONS

1870



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1 Compton Court, Collingham LS22 5NZ

£595 pcm

General Conditions

TENANCY AGREEMENT

All properties are let on an Assured Shorthold Tenancy Agreement for a minimum of six months, unless negotiated otherwise.

RENT AND BOND

Rents are to be paid via Standing Order on the first day of each month. The bond payable will be the equivalent of one and a quarter months' rent and will be retained until the termination of the Tenancy. The Tenant will also be responsible for a proportion of the expense incurred in the setting up of the Agreement, in the sum of:

Up to £1,000.00 PCM	£90 Inc. VAT
£1,000 - £2,000 PCM	£180 Inc. VAT
£2,000 - £3,000 PCM	£240 Inc. VAT
£3,000 - £4,000 PCM	£360 Inc. VAT

OUTGOINGS

The Tenant is responsible for all outgoing including the payment of the Council Tax. The Landlords are NOT obliged to provide a BT Landline

REFERENCES AND COSTS

Prospective tenants will be referenced by Legal for Landlords Referencing Services and the following charges will apply: -

Individual Tenant
£180.00 Inc. VAT

Two Tenants
£300.00 Inc. VAT

Additional Applicant (18 years and over)
£120.00 Inc. VAT

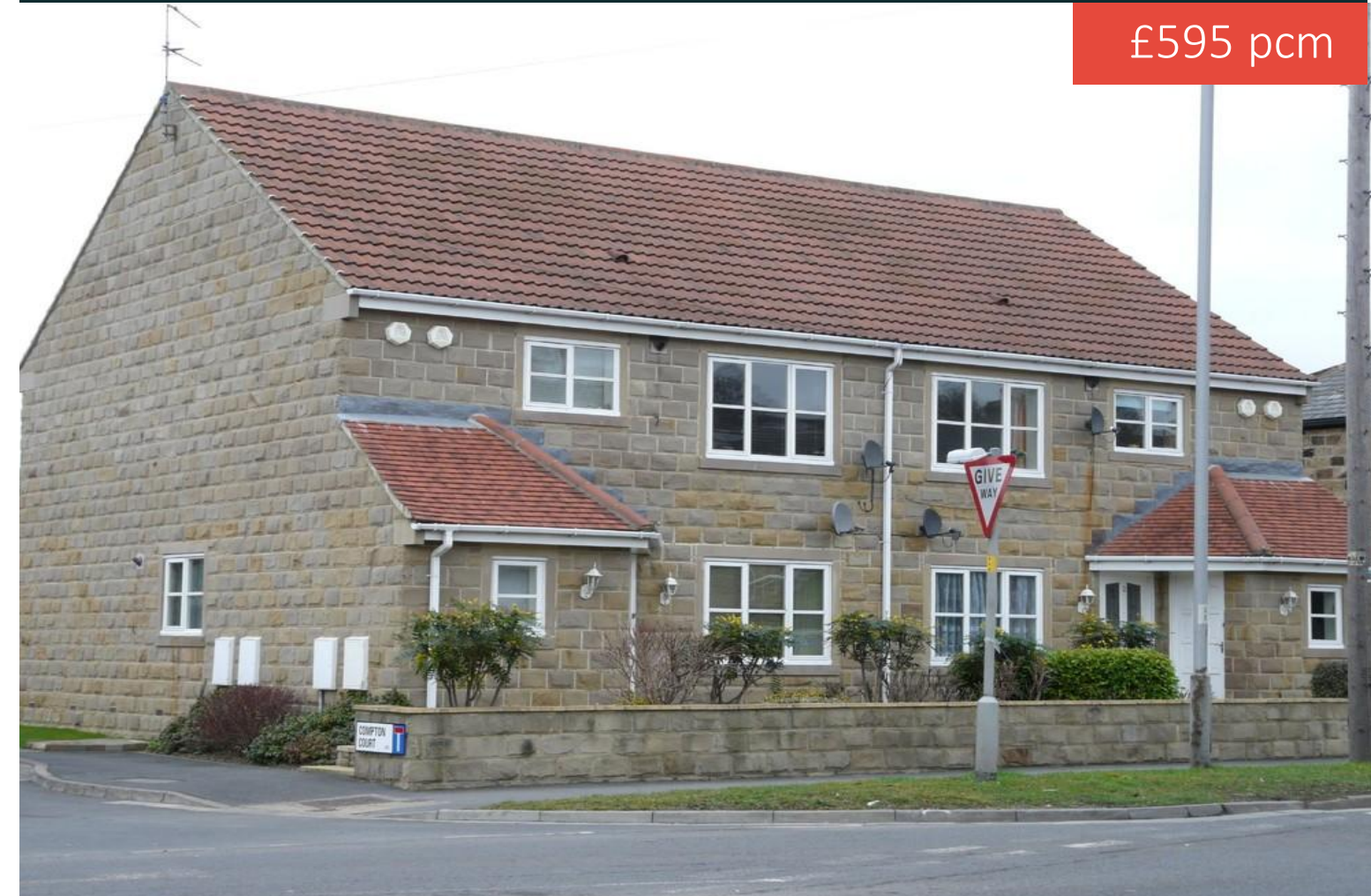
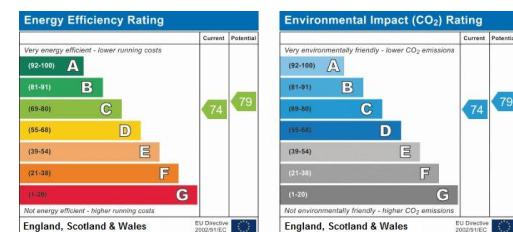
Guarantor
£120.00 Inc. VAT

At the time of application you will be asked to provide a NON REFUNDABLE retainer of £200 which will be deducted from the first month's rent (the retainer will only be refunded should the Landlord withdraw the property from the market or should your application be rejected by the Landlord prior to referencing).

On commencement, all parties named will have to sign the agreement at our office on or before the commencement of the Tenancy. At the time of signing you will be required to provide: -

- Proof of Residency in the form of a utility bill, paper driving licence etc.
- Copy of Home Contents Insurance (this can be arranged for you at Thomlinsons)
- Cash payment/deared funds to settle initial invoice (payment by cheque can be made but must be received by us ten days prior to commencement of the Tenancy).

Thomlinsons are registered to operate the Tenancy Deposit Scheme which became law on the 6 April 2007. If you are a Landlord or a Tenant and have any queries regarding your legal obligations please do not hesitate to contact our offices.



NO PETS | FIRST FLOOR | PART FURNISHED | VILLAGE LOCATION |

A first floor purpose built apartment, in an exclusive development in the sought after village of Collingham with accommodation as follows: Private Entrance Vestibules, Through Lounge / Dining Room, Fully Fitted Kitchen, Two Bedrooms, Bathroom. Communal Garden and Allocated Parking.

PART FURNISHED/NO PETS OR SMOKERS



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Directions

Collingham itself is a sought after village just 2 miles from Wetherby with a variety of shopping, schooling and recreational facilities. There is good road access to principal Yorkshire Centres including those of Leeds, Harrogate and York. The A1 is approximately 3 miles away for travel further afield.

Accommodation Comprises

PRIVATE ENTRANCE VESTIBULE

LIVING ROOM

17'4" X 14'2" having fitted electric fire in mahogany surround with marble inset and hearth. 2 wall lights, Storage cupboards, T.V aerial point, Telephone point.

FITTED KITCHEN

10'10" X 6'10" Having a range of units incorporating worktops with cupboards over and under, Gas hob with electric oven under and extractor over, 1½ drainer sink, Integrated fridge freezer, Integrated dish washer, Integrated washer/dryer, t.v aerial point, telephone point.

BEDROOM ONE

11'10" X 9'3" with t.v aerial point and telephone point.

BEDROOM TWO

11'10" X 6'6" with t.v aerial point.

BATHROOM

Fully tiled having suite comprising panelled bath with mixer tap / shower, pedestal wash hand basin, low level w.c, electric shaver point.

OUTSIDE

Communal lawned garden to rear with individual parking space for each property.

