



**25 Sandiford Crescent,
Newport,
TF10 7QW**

£750 PCM

A spacious well presented first floor flat within walking distance of Newport High Street and all its local amenities.

The property has benefited from a complete refurbishment including new decor, new doors and carpets. The property comprises of entrance hall, newly fitted kitchen, reception/dining room with door to large balcony, two double bedrooms and newly fitted bathroom with shower over.

Electric heating throughout. Immediate Availability

Rent: £750pcm

Deposit: £865.38 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: C (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: A (Telford and Wrekin Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Electric Heating

Broadband: Up to 1000mbps

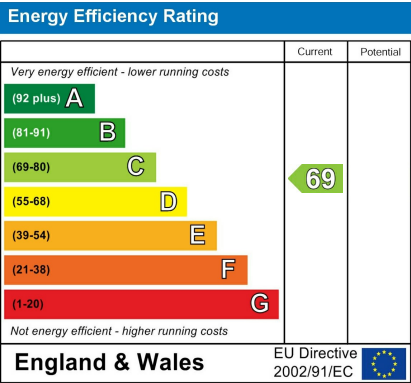
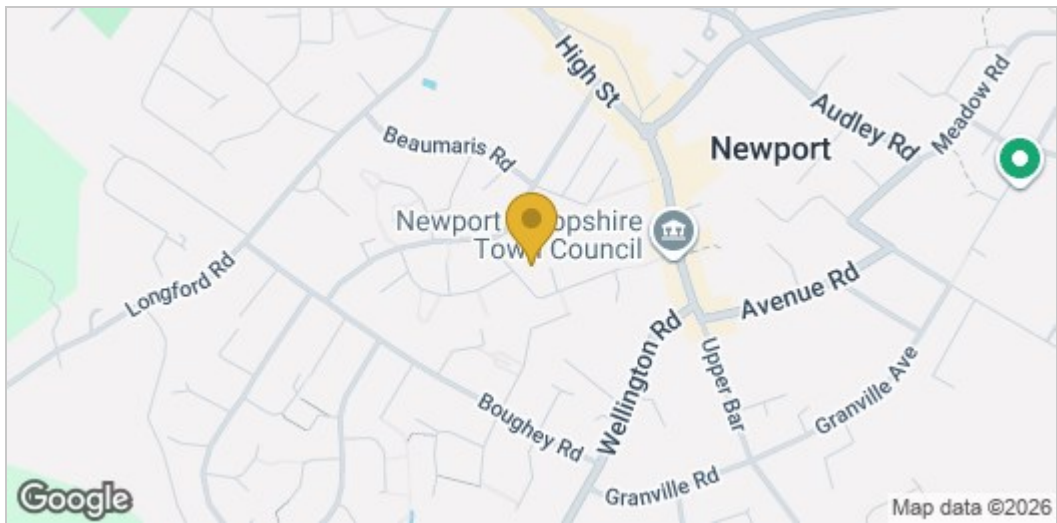
Mobile Signal/Coverage: EE Limited Three Limited O2 Likely Vodaphone Limited

Parking: No parking. On street parking only.

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



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 representation of fact, 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.