



Location:

Eden Square - Brand new luxury en-suite room within a townhouse - Very close to the City Centre - Fantastic communal facilities - Gym and cinema room - Available now.
All bills included except tv license and laundry

- Bedroom within a 6 bedroom town house
- Shelving unit and bookshelf
- Fully fitted en-suite shower room
- Comfy communal seating area
- Communal facilities include a gym and cinema room

- Desk and study area
- Wardrobe
- Internet speeds of up to 500Mbps
- Kitchen with oven, hob, microwave, washing machine



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Band A



null

£550 PCM

Deposit: £634



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HOW TO APPLY FOR A RENTAL PROPERTY

Application Process

1. Complete the online Application Forms

When you decide you would like to apply for a property, contact our office and they will arrange for the online forms to be sent to you by email. Paper forms are also available on request.

2. Obtain Landlord approval

Once we receive completed forms from each adult and guarantor connected with the application, your application is passed to the Landlord for their consideration and approval in principle. We will contact you as soon as possible to inform you of the Landlord's decision.

3. Pay Holding Deposit

If you are accepted at this stage, we will contact you and ask that you pay a Holding Deposit equivalent to **one week's rent**. This will be refunded to you if the tenancy agreement is not entered into within 15 days, unless an extension is agreed in writing. If a delay is caused by you then you may lose your Holding Deposit.

4. Formal Referencing

Once the Holding Deposit is paid, the property is taken off the market. Formal referencing begins via **Rent4Sure**, a national referencing agency, who will contact you by email with any updates. If you fail your referencing or withdraw your application, the Holding Deposit may not be refunded.

5. Your Move-in Appointment

Once referencing is complete a move-in date will be arranged. An appointment will be made to sign the Tenancy Agreement. All tenants and guarantors must have signed the agreements before we can release the keys to you.

6. Payment of Rent and Deposit

Prior to releasing the keys, you will be required to pay the first rental payment plus the deposit. With your permission we will use your Holding Deposit towards this.

The deposit is a maximum of **five week's rent**, calculated by multiplying the monthly rent by 12, dividing by 52 weeks and then multiplying by 5. This deposit is returnable to you at the end of your tenancy unless there are rent arrears or undue damages to the property. Your deposit will be protected within a Government approved tenancy deposit scheme.

Coopers charge the following fees, payable in accordance with the Tenant Fees Act 2019:

- **Late payment of rent**

When the rent is overdue by 14 days or more, interest on the arrears is charge at 3% above Bank of England base rate for each day that the payment is outstanding.

- **Lost Keys**

Cost of replacement (receipts will be shown)

- **Variation of Contract**

£50 per variation requested

- **Contract Termination**

Loss incurred by landlord and our reasonable cost for drawing up a surrender document

Coopers are a member of the **RICS Client Money Protection Scheme** and belong to the Property Redress Scheme **The Property Ombudsman Service (TPOS)**. We are regulated by the RICS.

All fees above are inclusive of VAT. Payment can be made by debit/credit card or bank transfer. Credit card payments limited to £100 maximum. Please note that we do not accept cash.