



TOFT LANE, LINCOLNSHIRE, NG34 7YQ  
**£440 PER MONTH UNFURNISHED**

## SPACIOUS TWO BEDROOM APARTMENT

UNFURNISHED. Super Spacious and bright well appointed two double bedroom first floor apartment, Recently re-decorated, offering wood floors throughout. Excellent town centre location convenient for the shopping and transport facilities. EPC Rating E. Tenant fees apply. Deposit £ 660.00

**Sleaford** | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

## ACCOMMODATION

Long Let, 2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment, First Floor, Modern, Town/City, Unfurnished, Two Double Bedrooms, Reception Room, Bathroom with shower, Kitchen  
Electric Heating

### CLEAR PRICING POLICY

Applying For a Tenancy - Once you have viewed the property, and discussed your needs or expectations, then if you wish to apply for a tenancy for the property, then all intended occupants over the age of 18 years are required to fill out an application form. Application Forms can be completed online or collected from our office. Speak to a member of staff for further support if needed to help you complete the application form.

You will be required to pay an application fee on submitting your application, subject to your circumstances the following fees will apply.

Single Application Fee £75.00 (inc vat)

Joint Application Fee £150.00 (inc vat)

Each Applicant thereafter - Additional Person application fee £75.00 (inc vat)

Guarantor Application Fee £75.00 (inc vat)

**\*\* NOTE.** The landlord is notified of all application offers on properties, providing the landlord is in agreement with the application in principal, only then can an application fee be accepted. Once the application fee has been received, the property will be put under application and the application fee will become Non Refundable.

### Initial Monies

On signing the Tenancy Agreement you will be required to pay in cleared funds (i.e CHAPS, or debit card payment two days before) the following:-

Deposit - £ 660.00 (Winkworth reserve the right to increase the deposit amount should the applicant have a pet.)

Rent -One months rent in advance (subject to the terms of the tenancy)

Administration Fee - £150.00 inc of VAT for the preparation of the Tenancy Agreement

### Further Charges

Renewals/Addendums - charges should be checked with the office at time of enquiry

The Tenant is responsible for the cost of checking out of the inventory in accordance with the Tenancy Agreement

Early release fee's charged to be released from fixed contract.

All fees are subject to change if additional enquiries are required.

All fees quoted are inclusive of VAT.

Deposits and Rent payments are not subject to VAT.

Pet disclaimer fee is charged subject to the amount of pets.

### Verification of Identification

All applicants need to provide original photo identification in the form of either a Driving Licence, Passport, Forces ID card or Fire Arms Certificate. Proof of residency is also required by supplying a utility bill or bank statement less than three months old. For overseas tenants applying please supply a biometric residence permit and ensure your right to work visas are in place with your employers as this information is required by law, Failure to provide these documents may either delay moving into the property or decline your application.

