



st johns  
place

NASH  
WATSON

a fine  
balance..

A two bedroom mews house over three floors. Located in central Hove. The ground floor has an entrance hall that accesses a utility room, the first floor has a kitchen, an open plan living and dining room and a bathroom, and there are two bedrooms and a shower room on the upper level. This mews address is stylish and strikes a fine balance between space and intimacy.

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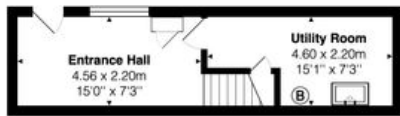
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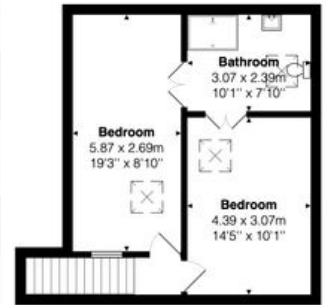
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
Area: 20.5 m<sup>2</sup> 221 ft<sup>2</sup>



FIRST FLOOR  
Area: 82.7 m<sup>2</sup> 890 ft<sup>2</sup>



SECOND FLOOR  
Area: 42.1 m<sup>2</sup> 453 ft<sup>2</sup>

TOTAL AREA  
Area: 145.3 m<sup>2</sup> 1564 ft<sup>2</sup>

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## CHARGES IN LINE WITH THE TENANT FEES ACT 2019

### HOLDING DEPOSIT AND SECURITY DEPOSIT:

A holding deposit is no more than one week's rent. Please note that the holding deposit is always refundable unless you fail the right to rent check, you give false or misleading information, you notify the landlord or agent before the deadline day that you have decided not to enter into an agreement and, if an agreement has not been reached when the landlord and agent have taken all reasonable steps to enter the tenancy but the tenant has not.

A security deposit is no more than five weeks' rent where the annual rent is less than £50,000 and six weeks' rent where the annual rent is £50,000 or more. Prior to moving in, the first month's rent and the security deposit are payable.

### UNPAID RENT:

Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non-payment of rent. This will not be levied until the rent is more than 14 days in arrears.

### VARIATION OF CONTRACT (TENANT'S REQUEST):

There are no charges for extending or renewing a tenancy. Variation of contract (tenant's request) £50 inc VAT per agreed variation.

### CHANGE OF SHARER (TENANT'S REQUEST):

£50 inc VAT per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlords instructions, new Tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

### EARLY TERMINATION (TENANT'S REQUEST):

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

### LOST KEYS OR OTHER SECURITY DEVICES:

Tenants are liable to the actual cost of replacing any lost key(s) or other security devise(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken replacing lost key(s) or other security devise(s).

### TENANT PROTECTION:

Nash Watson Ltd trading as Nash Watson is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. Where Nash Watson is managing the tenancy, security deposits are held with the Deposit Protection Service.

### HANDLING CLIENT MONEY:

Nash Watson Ltd, trading as Nash Watson, has a segregated and ring-fenced client money account held with Barclays, Leicester, LE87 2BB. All client money, including rents and deposits, are paid by the tenant directly into the client money account. All relevant disbursements, including rent balance to the landlord, trade services, and commissions due to Nash Watson, are made from the client money account. Deposits are lodged with The Deposit Protection Service (DPS) from the client money account. If the tenancy is an introduction only, the landlord may lodge the deposit with a government authorised deposit protection scheme instead of Nash Watson doing so. Nash Watson Ltd has client money protection and is a member of Client Money Protect, membership number: CMP003294