



Self Contained Flats in purpose built home

GLAWOOD HOUSE, SOMPTING ROAD, BROADWATER, WORTHING BN14 9ER

BRIEF SUMMARY of the terms and expenditure for each flat in this home:

The Agreement is a simple Assured Short-hold for a term certain of six months, after which it continues but is subject to the Tenant having to give one month's notice to us if they wish to move out and Glawood have to give to the Tenant two months notice if the flat is required. The conditions and terms of the agreement are standard and there are no onerous restrictions that the average person could object to. The accepted age range of a tenant is between 40 to 90.

The Rent is paid by Standing Order each month into the Company Bank Account. If you obtain Housing Benefit then you arrange for this to be paid into your Bank or Building Society first before paying Glawood.

There is **no service charge** as in some flats. The rent is £173.08 per week (£750 per month).

The Deposit is £865 . The Company will also require a guarantor.

Each Flat is immaculate being newly decorated before you move in. You will be expected to put the flat back in similar order when you vacate. We will supply you with a schedule of work and an estimate to do the work. You may arrange for the work to be done by your own Decorator or family provided the work is to our Surveyors standards.

The Extras to pay are rates on your own flat approximately, £26.00per week, water rates approximately £6.76per week and of course the electric for your own flat approximately, £20.00per week. (as at April 2023)

You also have use of a large furnished lounge with TV and DVD, heated hallways, laundry room and private gardens. There is a security front door entry telephone system operated from each flat. There is also a lift to the first floor.

The Money Laundering Regulations 2003 require the Company to complete an identification check on all new Tenants and Guarantors. For this the Company will require sight of documents as proof of name and address before completing an Agreement.

Right To Rent Immigration Checks - we need to see original documents, take copies and keep to check new tenants have the right to rent property in England.

Energy Performance Certificate – The current certificate is available from the House Manager.

Privacy and independence at a low cost!

E&OE