



FLAT 2, 2 DOLPHIN PASSAGE, DOVER, KENT CT16 1PP

£650 PCM



STUDIO FLAT

PROPERTY REFERENCE CODE: RL0889

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Spacious ground floor studio flat available now. Situated in Town Centre. Includes Gas and Water.

- CLOSE TO SEA FRONT
- DOUBLE GLAZING
- FULL GAS CENTRAL HEATING
- HIGH CEILINGS
- SHOWER ROOM

This property consists of:

Kent Sales and Lettings are pleased to offer this spacious studio flat located in the centre of Dover, one minute walk from the St James Retail and Leisure Park. This property benefits from a good sized living room/bedroom area, a kitchen with cooker and hob and plumbing for a washing machine, gas central heating and double glazing. The rent also includes the water utilities and the gas.

SINGLE PERSON OCCUPANCY ONLY

This landlord will only consider applicants with an income of at least £23,400 per annum. Forms of considered income are:

Basic salary for contracted hours only

Tax Credits

Pensions or a mixture of these.

Where a Guarantor (individual) is required their earnings must be as follows Homeowner £25,740 or non homeowner £28,080.

All income must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met. Consideration is given to those who are legally disabled or in receipt of Personal Independence Payment (PIP), formerly Disability Living Allowance (DLA). However, this will be considered with a Guarantor only on the above criteria.

Once you have been successfully chosen for a property by the landlord you will be required to pay a week's deposit on the property before referencing commences. This secures the property for you and it will be removed from further marketing. This deposit on completion of a successful reference will be set against the remainder of the deposit due before moving in. Should you wish to pull out of the process you can do with a minimum of 7 days written notice (written or email, not text) before you are due to move in. After this period, you will forfeit your deposit. If the landlord wishes to remove the property from the market you receive, in full, your holding deposit.

As part of this reference process you will be checked on several criteria as follows if you fail any of the below you can lose your deposit:

1. Credit Score: The application form clearly states whether you have any adverse credit or CCJs/IVA. This must be filled in as part of your application. Landlord insurance policies and mortgages can require that there is no adverse credit inclusive of CCJs, IVA and Bankruptcies. By signing the reference form, you are consenting and assuming responsibility to the information being correct.
2. Workplace reference: RENT4SURE will contact your employer for a workplace reference this will include your guaranteed Salary without any overtime or commission. Any probation periods.
3. Residency: This will include a landlord reference. This will include Rent (how much and if they have been any problems paying it), time at the property, when you are free to leave, and importantly would they rent to you again.

Deposit: £650

Holding Deposit: £150

