

ROSEN RENTALS LTD Property Availability 2018-2019 Academic Year. **Highlighted rooms are taken/reserved.** Updated April 2018
 Agreement start dates indicated. (12 month agreements only), 2 summer months are for storage only - unless 20% pcm additional fees are paid.

House	Room 1 Upstairs Rear	Room 2 Upstairs Front	Room 3 Upstairs	Room 4 Downstairs Front	Room 5 Downstairs Rear
17 SQUIRE AVE CT2 8PF 2 bathrooms Communal conservatory Close to UKC & Direct Uni Bus Routes Free Parking	£89 per week (£386pcm) double bed 17/06/18	£87 per week (£377pcm) double bed 17/06/18	£72 per week (£312pcm) 01/07/18	£89 per week (£386pcm) double bed 17/06/18	£80 per week (£347pcm) small double bed 16/06/18
19 SQUIRE AVE CT2 8PF Communal lounge Close to UKC & Direct Uni Bus Routes Free Parking	£88 per week (£381pcm) double bed 13/06/18	£86 per week (£373pcm) double bed 10/07/18	£71 per week (£308pcm) 10/07/18	£86 per week (£373pcm) double bed 03/07/18	£90 per week (£390pcm) Private Annexe room with En-suite small double bed 13/06/18
31 SHIPMAN AVE, CT2 8PD Secure bike storage Extra W/C Off-road parking Close to UKC & Direct Uni Bus Routes Free Parking	£85 per week (£368pcm) double bed 05/07/18	£82 per week (£355pcm) double bed 05/07/18	£71 per week (£308pcm) 16/07/18	£83 per week (£360pcm) double bed 01/10/18 – 9 month lease offered	£77 per week (£325pcm) small double bed 22/07/18
7 BECKET AVE, CT2 8JN Secure bike storage Extra W/C cloakroom Direct Uni Bus route to UKC Close to UKC& Elliot Foot Path	£88 per week (£381pcm) double bed 14/06/18	£90 per week (£390pcm) double bed 14/06/18	£75 per week (£325pcm) 14/06/18	£92 per week (£399pcm) double bed 14/06/18	£80 per week (£347pcm) small double bed 14/06/18
55 TUNSTALL RD, CT2 7BX Extra W/C Communal area Very Close to UKC Direct Uni Bus route to UKC Free Parking	£88 per week (£381pcm) double bed 11/06/18	£90 per week (£390pcm) double bed 11/06/18	£75 per week (£325pcm) 18/06/18	£88 per week (£381pcm) double bed 11/06/18	£89 per week (£386pcm) double bed 06/07/18
13 STARLE CL, CT1 1XE Secure bike storage Extra W/C cloakroom Close to town and transport links. Close to CCCU & City Centre Bus routes to UKC etc	£89 per week (£386pcm) laminated floor double bed 03/07/18	£88 per week (£381pcm) laminated floor double bed 03/07/18	£78 per week (£338pcm) laminated floor 03/07/18	£92 per week (£399pcm) laminated floor double bed 03/07/18	£82 per week (£355pcm) laminated floor small double bed 03/07/18
14 STARLE CL, CT1 1XE Secure bike storage Extra W/C cloakroom Close to town and transport links. Close to CCCU & City Centre Bus routes to UKC etc	£89 per week (£386pcm) double bed 01/07/18	£88 per week (£381pcm) double bed 01/07/18	£78 per week (£338pcm) 13/08/18	£92 per week (£399pcm) double bed 01/07/18	£82 per week (£355pcm) small double bed 01/07/18

NO SECURITY DEPOSIT, INDIVIDUAL AGREEMENTS, COMPULSORY £18 PER PERSON PER WEEK BILLS PACKAGE APPLICABLE (£78 pcm)

ROSEN RENTALS LTD Property Availability 2018-2019 Academic Year. **Highlighted rooms are taken/reserved.** Updated April 2018

Agreement start dates indicated. (12 month agreements only), 2 summer months are for storage only - unless 20% pcm additional fees are paid.

10 GREEN DELL, CT2 7BU Extra W/C Secure bike storage Very Close to UKC Direct Uni Bus route to UKC Free Parking	£96 per week (£416pcm) double bed 01/07/18	£96 per week (£416pcm) double bed 01/07/18	£86 per week (£373pcm) 02/08/18	£96 per week (£416pcm) double bed 01/07/18	£96 per week (£416pcm) double bed 01/07/18
31 SUFFOLK RD CT1 1SA Secure bike storage Extra W/C cloakroom. Close to CCCU & Bus Routes Free Parking	£84 per week (£364pcm) double bed 01/07/18	£80 per week (£347pcm) double bed 14/06/18	£71 per week (£308pcm) 16/07/18	£88 per week (£381pcm) double bed available for summer lease until 31 st August 2018 only	£78 per week (£338pcm) small double bed available for summer lease until 31 st August 2018 only
5 RUTLAND CL, CT1 1SD Secure bike storage Extra W/C. Close to CCCU & Bus routes Free Parking	£84 per week (£364pcm) double bed 15/07/18	£85 per week (£368pcm) double bed 01/07/18	£70 per week (£303pcm) 21/06/18	£78 per week (£338pcm) double bed 05/07/18	£75 per week (£325pcm) small double bed 10/08/18
21 KENT AVE, CT1 1RR Secure bike storage Extra W/C Bus stop outside front door Close to CCCU & Bus Routes Free Parking	£83 per week (£360pcm) double bed 19/07/18	£84 per week (£364pcm) double bed 03/07/18	£70 per week (£303pcm) 18/07/18	£86 per week (£373pcm) double bed 03/07/18	£75 per week (£325pcm) small double bed 01/09/18

How to rent a room with us:

- You pay £150 to secure the room; this is a part payment from the balance of your first month's rent (it is a non refundable payment). We take no security deposit (unless specified). There are no other fees to pay to secure a room or to start your tenancy.
- You complete all the required tenancy paperwork within 2 weeks of securing the room. (Tenant's application & ID, Guarantor application* & ID, Bills Addendum, Tenant's Code of Conduct & Broad Band T&Cs, Individual Rental Agreement.)
- You pay the remaining balance of the first month's rent within 2 weeks of securing the room. **
- 2 Summer months of your choice are for storage of items only. If you wish to reside fully at the property then 20% pcm in addition is payable.
- There is a compulsory £18 per week per person bills package in addition to the pcm rent. This equates to £78 pcm. This package includes electricity, gas, water, sewerage, gardening, and WIFI fibre optic broadband.
- Keys for the property, additional information and an inventory will be given to you when you wish to reside at the property.
- There is a £60 charge per person in February 2019; this pays in advance for the end of tenancy professional clean of the property.

* Guarantor options: 1. Provide a UK based guarantor who is employed / home owner & has been in the UK for 3 years plus.

2. If you have no UK Guarantor and you are an EU student then 2 month's full rent is required upon the start of the tenancy, thus always being 3 months rent in advance.

3. If you have no UK Guarantor and you are a NON- EU student then 5 month's full rent is required upon the start of the tenancy, thus always being 6 months rent in advance.

** Should paperwork & payment not be completed after a 2 week time period Rosen Rentals Ltd are able to re-advertise the room without refunding the £150 payment.

NO SECURITY DEPOSIT, INDIVIDUAL AGREEMENTS, COMPULSORY £18 PER PERSON PER WEEK BILLS PACKAGE APPLICABLE (£78 pcm)

Please visit
www.rosenrentalsltd.co.uk
for further property details

Contact us:
info@rosenrentalsltd.co.uk
07967437562 / 07450102912