



40 BINGLEY COURT 2026/ 2027

5 Double Bedrooms Furnished
2 Bathrooms

CONTRACT START DATE: 3rd July 2026
CONTRACT END DATE: 2nd July 2027

RENT EX BILLS

£2,275 PER CALENDAR MONTH
£455 PER PERSON PER MONTH
£105 PER PERSON PER WEEK

RENT INC BILLS (£18.50 pppw) *

£2,675 PER CALENDAR MONTH
£535 PER PERSON PER MONTH
£123.45 PER PERSON PER WEEK

* Bills include Gas, Electricity, Water, Waste Water, Incoming Phone, BT Infinity, TV Licence NOT Council Tax which will be payable by non-students. Utilities are subject to fair usage.

Managed by landlord with local contractor contacts.

Property will be professionally cleaned and redecorated before move in; it may be possible for bags to be dropped off before the contract start date.

TERMS

There are no admin fees.

The holding deposit is one weeks rent to withdraw the property from the market, with the remaining one-month deposit to be paid within 14 days (deposit is based on rent ex bills), the deposit is registered with a tenancy deposit scheme and returned at the end of the tenancy subject to no damages. A full inventory will be carried out before the tenancy and you will have time to approve or makes changes.

For non-students the total annual income from group needs to be 2.5 x the annual rent, if this cannot be fulfilled you will require a guarantor.

Students will fill out guarantor forms from a parent or guardian.

First month's rent due before move in date and then monthly paid in advance thereafter, students can pay rent further in advance as they choose.

The house will be professionally cleaned prior to your move in and a professional clean will need to be paid by you at the end of the tenancy.

CONTACT

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