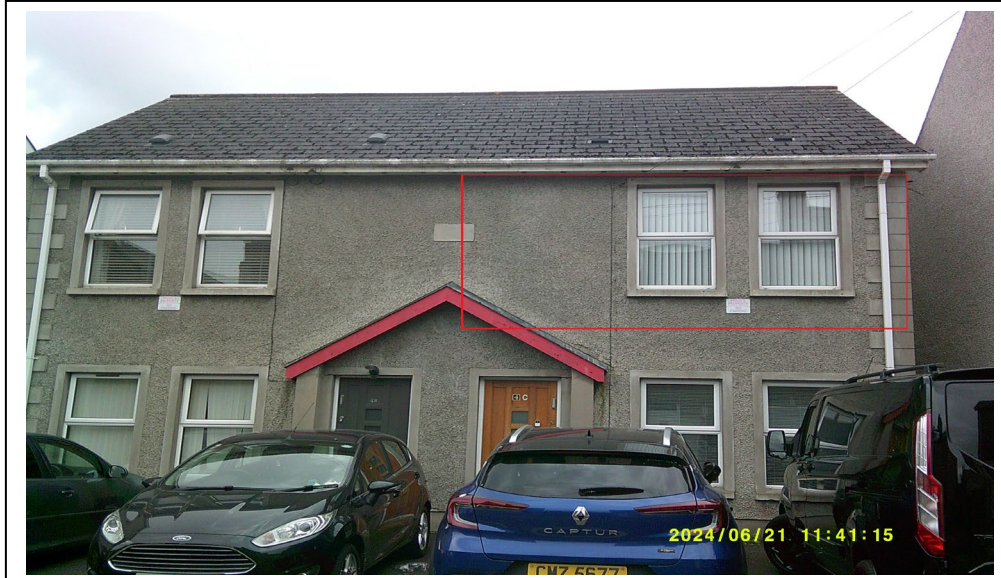


# **4D QUEEN STREET**

## **CARRICKFERGUS, BT38 8AP**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

arla | **propertymark**  
**INVENTORIES**

**Fergus Properties are delighted to offer for rent number 4D Queen Street, Carrickfergus.**

**This First Floor apartment has a separate entrance with allocated parking to the front.**

**The property consists of Lounge, kitchen, two bedrooms and bathroom with a bath and shower fitted over.**

**The property has UPVC Double Glazed Windows and Door and Gas Heating.**

**The property has just been redecorated to include new carpets, lino and a full decoration.**

**RENT PER MONTH - £650.00**

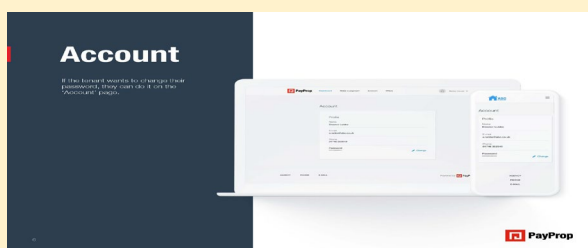
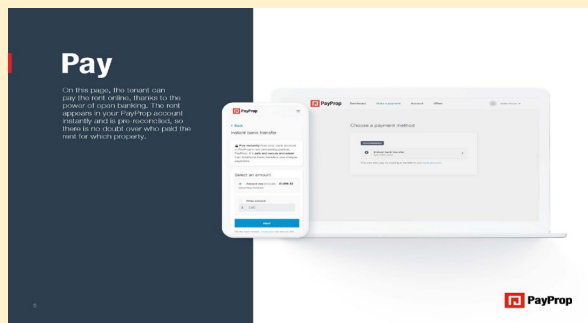
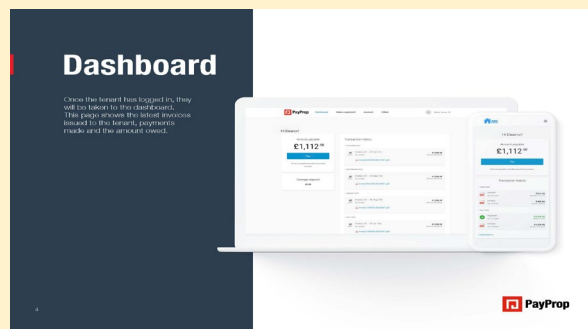
**DEPOSIT - £650.00**

**NOTE:- These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.**



## ACCOMMODATION

- *First Floor Apartment*
- *One Reception*
- *Kitchen*
- *Two Bedrooms*
- *Bathroom with bathtub and shower over*
- *UPVC Double Glazed Windows and Door*
- *Gas Heating*
- *Allocated Parking*
- *RECENTLY REDECORATED INCLUDING Walls and Flooring*
- *RATES (Included in Rent)–(approx)per month- £51.68*

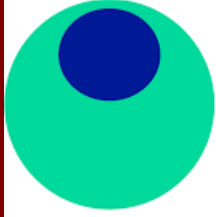


[WWW.Carrickfergusproperties.co.uk](http://WWW.Carrickfergusproperties.co.uk)  
email – [Office@Fergus-properties.co.uk](mailto:Office@Fergus-properties.co.uk)  
or  
[Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com)

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DEPOSIT  
SCHEME**  
NORTHERN IRELAND

**ico.**  
Information Commissioner's Office



The Property  
Ombudsman

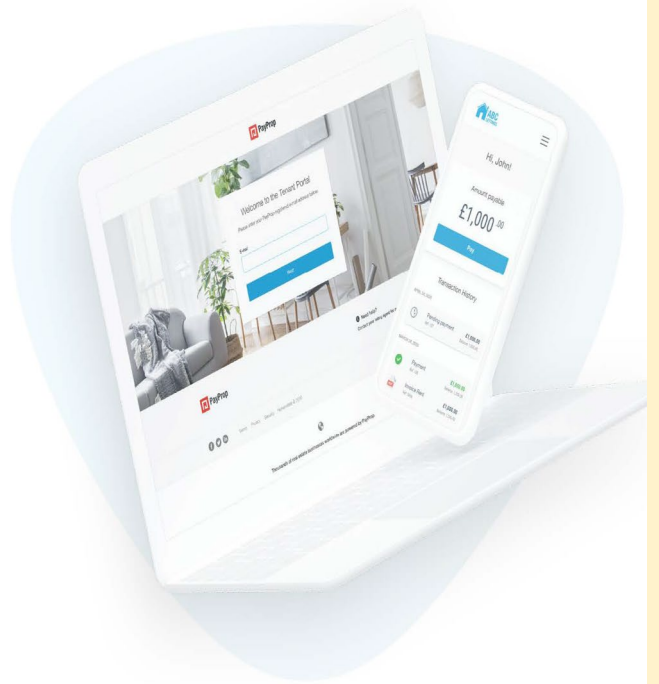


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## Tenant portal

An online portal to keep  
tenants informed and in  
control of their payments.



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Fergus Properties

12 Green Street

CARRICKFERGUS, BT38 7DT

[WWW.Carrickfergusproperties.co.uk](http://WWW.Carrickfergusproperties.co.uk)

email – [Office@Fergus-properties.co.uk](mailto:Office@Fergus-properties.co.uk) or

[Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com)

PRINCIPAL – Mr James Black (MNAEA)(MARLA)

Dear Prospective Tenant

### REFERENCE:– TENANT REFERENCING

As you may be aware, to rent a property a Tenant Reference is required. This reference is to confirm your identity as well as confirming you can afford the rent on the property.

We at FERGUS PROPERTIES use an online referencing company called VOUCH.

**In order to proceed you are required to complete the written application and return either directly to our office or by email to [applications@fergus-properties.co.uk](mailto:applications@fergus-properties.co.uk)**

***We then assess all applications and if successful details will then be forwarded to VOUCH, who will send you an email with a link directly to their website for you to complete your online application. You will receive an email from ourselves confirming if your application has been successful in written stage and if your application is proceeding.***

You will be required to upload documents via screenshots or photographs.

When you have completed your application fully, we normally have a response within 24 – 48 hours and will notify you accordingly.

Until the application is complete, we are unable to proceed to a Tenancy.

***SHOULD WE RECEIVE NUMEROUS APPLICATIONS FOR A PARTICULAR PROPERTY, IT IS AT THE DESCRETION OF THE LANDLORD TO CHOOSE AN APPLICATION TO PROCEED WITH.***

If your application is unsuccessful, we can hold this and should you see a further property we manage, the application can be used for that property.

Should you have any queries, please do not hesitate to contact me.

FERGUS PROPERTIES