

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Flat 3 1 Trinity Square, South Woodham Ferrers, Essex CM3 5JX £625 PCM

Situated on the periphery of the town centre just a short walk for all the local shops schools and amenities, second floor studio apartment, featuring: fitted designer kitchen with quartz work surfaces, integrated oven, hob, extractor fan, washing machine and fridge freezer, recently fitted White 3 piece bathroom suite with dual shower over the bath, glass shower screen and tiled walls and floor, grey laminate flooring in every living room, white matt emulsion walls and smooth plaster ceilings, PVCu sealed unit glazing, security phone entry system. All with generous room sizes which must be seen to be appreciated. AVAILABLE APX 16th January 2023. The landlord has requested non smokers and no pets. Council tax band B. EPC rating D.



ACCOMODATION

Main security controlled entrance door to glazed hall with stairs rising to second floor, entrance door to:

LOBBY

Smooth plaster ceiling with motion activated L E D downlight, laminate floor, door to:

HALL

Smooth plaster ceiling with L E D downlight, laminate floor, security phone entry control, door to:

KITCHEN 11'2 x 6'3 (3.40m x 1.91m)

Smooth plaster ceiling with LED downlighting, designer fitted pale grey units with grey quartz work surface and matching upstands, integrated, oven, hob, concealed extractor fan, fridge freezer and washing machine, drawers and cupboards under the work surface and a range of eye level wall cupboards, stainless steel underslung sink unit with mixer taps, double airing cupboard

LIVING ROOM 17'10 x 6'4 (5.44m x 1.93m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, 2 electric convector radiators, laminate floor, TV aerial, telephone point, door to bathroom.

BATHROOM

Smooth plaster ceiling, L E D downlights, extractor fan, tiled walls and floor, large wall mirror, electric shaver point, fitted white bathroom suite comprising: Low level WC with concealed cistern, vanity wash hand basin and unit, panel enclosed bath with mixer taps dual shower with rain drop shower head and secondary shower, glazed shower screen, heated ladder chrome towel rail.

LETTINGS INFORMATION

Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished.

We shall be pleased to arrange viewing of properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours.

A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address. Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, REFERENCE FORMS, PET / DECORATING request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM returned fully completed and signed, without these we are unable to proceed with your proposed rental. COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency, we usually receive approval within two or three working days but please allow at least seven.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved. If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable.

Please see accompanying holding deposit acknowledgment sheet for further information.

One weeks holding deposit is the rent multiplied by 12 months and then divided by 52.

For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit.

Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.

A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition of the property and all breaches of the tenancy agreement. N.B. Both the deposit together with the first months rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details), Bankers Draft or printed Building Society Cheque. Any personal cheque will necessitate 5 working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE.

Pets are usually not permitted but may be considered by special arrangement in individual cases

Church & Hawes Maldon are introducers; Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office where we can forward the forms to the Reference Agency, or send directly to our Lettings Management office, 4 High Street, Maldon, CM9 6PJ. If you would like to contact our lettings manager for any reason please ask a member of staff and we will be pleased to supply you with contact details.

At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), Office of Fair Trading (OFT), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Safe Agent and Property Mark Client Money Protection Scheme. Please contact your local office for further information.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.

