



Lawling Avenue, Heybridge , CM9 4YD
£850 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

AVAILABLE NOW AND REFURBISHED THROUGHOUT IS THIS ONE BEDROOM GROUND FLOOR MAISONETTE WITH A GARDEN! Accommodation comprises a well proportioned Living Room accessed from the Porch. The property benefits from a re-fitted Kitchen and Shower Room with the Bedroom overlooking the private, low maintenance Rear Garden. EPC: C, Council Tax: A.

Porch

Entrance door to side, obscure glazed windows, tiled floor, door into:

Living Room

12'7 x 12'6 (3.84m x 3.81m)

Double glazed window to front, electric wall mounted heater, door to:

Inner Hall

Full length double storage cupboard housing immersion heater, wood effect floor, door to:

Shower Room

6'4 x 4'9 (1.93m x 1.45m)

Shower unit with aquabond splash backs, wash hand basin with mixer tap, low level w.c., extractor fan, tiled floor, wall mounted electric heater.

Kitchen

15'11 x 13'1 (4.85m x 3.99m)

Double glazed window to rear, part double glazed door to rear, fridge/freezer and cooker (to remain), washing machine (to remain which will be gifted to the tenant). range of matching units, stainless steel sink drainer unit with mixer tap set into work surface, tiled floor.

Bedroom

10'11 x 8'5 (3.33m x 2.57m)

Double glazed window to rear, fitted storage, wall mounted electric heater.

Rear Garden

Commences with paved seating area, mainly laid to shingle with pathway extending to rear gate, raised paved seating area with storage area to the rear of fence with plastic Garden storage box.

Agents Notes

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), Property Mark Client Money Protection Scheme. Please contact your local office for further information.

