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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents

24 Tattersalls Chase, Southminster, Essex CM0 7EG

£1,350 PCM

AVAILABLE IMMEDIATELY is this top floor three bedroom apartment positioned conveniently for Southminster's railway station which offers links into London Liverpool Street. Living accommodation comprises the aforementioned three bedrooms, living room, kitchen/diner and bathroom. Externally the property enjoys allocated parking.

ACCOMMODATION COMPRISING:

HALLWAY:
Entry door, electric entry phone system, electric wall mounted storage heater, doors to:-

LIVING ROOM: 12'7" x 10'8" (3.84 x 3.25)
Double glazed window, wall mounted storage heater, wall mounted electric fire, wooden effect flooring.

KITCHEN/DINER: 14'5 max x 6'1 (4.39m max x 1.85m)
Double glazed window, range of matching wall and base mounted storage units, roll edge work surfaces with inset sink & drainer unit, built in four ring electric hob with oven below and extractor hood over, space for fridge/freezer and washing machine, part tiled walls.

BATHROOM:
Obscure double glazed window, wall mounted Dimplex heater, part tiled walls, three piece white suite comprising close coupled wc, panelled bath with mixer taps and shower attachments & pedestal wash hand basin.

BEDROOM ONE: 12'5" Max x 9'5" (3.78 Max x 2.87)
Double glazed window, wall mounted storage heater, wooden effect flooring.

BEDROOM TWO: 10'8" x 6'7" (3.25 x 2.01)
Double glazed window, wooden effect flooring.

BEDROOM THREE: 8'9" x 6'2" (2.67 x 1.88)
Double glazed window, wooden effect flooring.

COUNCIL TAX INFORMATION:
This property is Council Tax Band B.

LETTINGS INFORMATION:
You will be required to complete a PRE-LET APPLICATION and once this has been supplied we will contact you to arrange a viewing if required, usually by agreement with the owner or present tenant.

A credit reference agency will carry out relevant checks, this will include details of your bank, employment, (accountant, if you are self employed), they will also carry out a credit check THIS WILL BE CARRIED OUT ONLINE.

So as to satisfy the RIGHT TO RENT and ANTI-MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTIONS, 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, PET /ALTERATIONS/WORKS request forms, 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.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application. In the event of the parties proceeding with the tenancy, the holding deposit will form part of the move in monies payable by you before you move in. Unless informed otherwise, it will be taken against the Rent payable. This will be requested via our Platform partner Goodlord.

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.

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.

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 and property condition by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein, Church and Hawes are members of the tenancy deposit scheme. N.B. Both the deposit together with the first month's 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). You cannot collect the keys until monies are received.

CASH IS NOT ACCEPTABLE. PLEASE DO NOT SEND FUNDS UNLESS REQUESTED TO DO SO.

Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office. Our Lettings Management office can be contacted at 4 High Street, Maldon, CM9 5PJ. 01621 878417 or lettings@churchandhawes.com.

AGENTS NOTE:
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.