



**Oliver
Minton**
Sales & Lettings



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Minton**
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**Granary House Farm Close,
, Roydon**

Essex CM19 5LW

£1,495 PCM



A unique opportunity to rent this superb character conversion located in a private road. Approached through a semi-private gated entrance, this **MUST BE VIEWED TO BE FULLY APPRECIATED**. The property is arranged over two floors with an external staircase leading to the open-plan living accommodation and kitchen with white goods and boasts delightful views of the church to the rear. Downstairs there is a spacious bedroom with fitted wardrobes, a further small room (fits single bed)/ study area and modern bathroom with shower. Small outdoor garden area for sole use of tenants. Parking for up to two vehicles.

Roydon is very well positioned for easy access to the motorway network via the M11 and the M25. Roydon Station is also only a 7 minute walk away with London Overground trains to London Liverpool Street (30 minutes) and Tottenham Hale (15 minutes) which is on the London Underground Victoria Line; as well as trains to Stansted Airport and Cambridge (40 minutes). Stansted airport is a 30 minute drive. **NO PETS OR CHILDREN**



Notes to potential tenants

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/REFERENCES> - Please only enquire if you pass the reference criteria

- Collective Gross Income: Minimum multiple of 30 times the monthly rental
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)

<https://tenanthelp.goodlord.co/s/article/What-is-Goodlord-referencing>

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent

Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

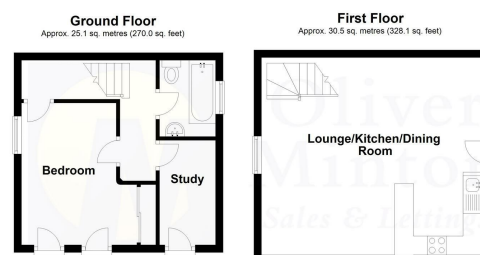
ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

Area Map



Floor Plans



Total area: approx. 55.6 sq. metres (598.1 sq. feet)

Tenure:

Council Tax Band: A

Viewing Arrangements:

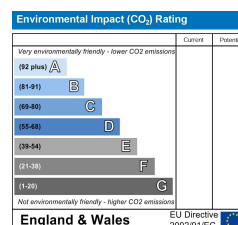
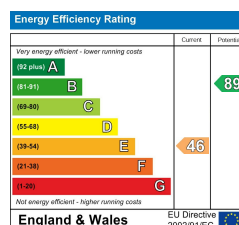
Strictly by appointment

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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.