



ROBBIE HOWARTH
ESTATE AGENT

Estate Agent, Residential Lettings & Property Management

To Let



Berwyn House, 159 Conwy Road, Llandudno Junction. LL31 9EG

- **MAISONETTE**
- **3 BEDROOMS (2 DOUBLE 1 SINGLE) PLUS 'OFFICE' ROOM**
 - **FAMILY BATHROOM – WHITE SUITE**
 - **FITTED KITCHEN – ELECTRIC OVEN & HOB**
- **WORCESTER BOILER – GAS CENTRAL HEATING**
 - **EXCELLENT TRANSPORT LINKS**
 - **CLOSE TO LOCAL AMENITIES**

£650.00

per calendar month



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Rent excludes water, council tax, electricity and gas charges

Ref: 159CONWYRD – Available Date: 5th July 2021

Council Tax Band: B (Checked 28/05/2021) – www.voa.gov.uk

Deposit: £747.00

Services: Water, electricity and gas.

Restrictions: The property is available to let on an Assured Shorthold Tenancy agreement subject to satisfactory financial, credit check and employment references. Sorry: Two children considered. No Pets No Smokers & No Students.

To view this property, please contact our office immediately (01492 572213). Similar well-maintained properties always required to meet the current demand.





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166 Conwy Road, Llandudno Junction,
Conwy LL31 9DU

Tel: 01492 572213
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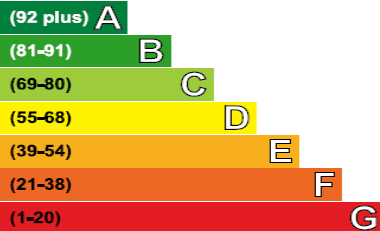
Email: info@robbie-howarth.co.uk
Website: www.robbie-howarth.co.uk



Energy Performance Graph (EPC)

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
62	76

The graph shows the current energy efficiency of your home.

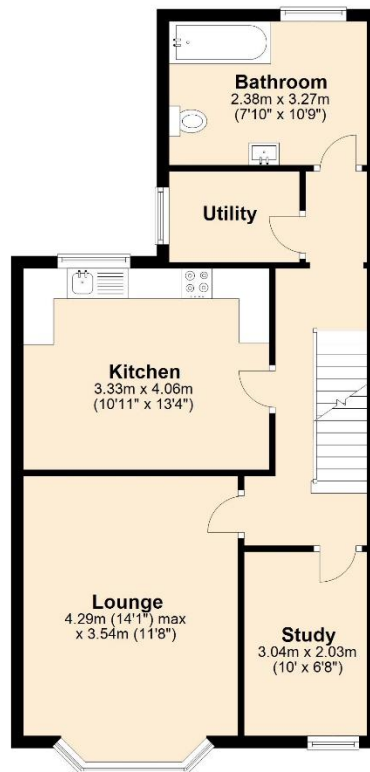
The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

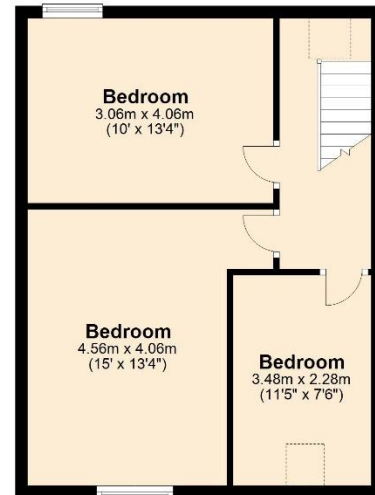
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

First Floor



Second Floor



Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.



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Please Note

Wherever possible, we kindly request that you view the chosen property externally, thereby eliminating the unsuitable ones. Accompanied viewings may then be arranged through this agency. **An application form is required for each Person over 18 years who will be living at the property.**

References

You will be required to complete an application form requesting employment details, financial & credit details and character referencing etc., this form is forwarded to a reference checking agency for confirmation of the details supplied. Each application form must be accompanied by individual **photographic proof of identity** i.e. Driving Licence, Passport and **proof of current address** i.e. Utility Bill or Bank Statement, Building Society passbook, Council Tax Account. Once the Landlords consent has been obtained, a **Holding Deposit** equal to one week's rent will be required which could be retained if an applicant provides false or misleading information. We have a Secure Client Account for deposits held by us as stakeholders and are members of the Tenancy Deposit Dispute Service Scheme.

Tenancy Term

All properties are available for a minimum term of 6 months on an Assured Shorthold Tenancy and a minimum **Security Deposit** equal to **five weeks rent. Future Rents must be paid by Bank Standing Order.**

The Tenant to agree that the Landlord's agent may pass any personal information required (full name(s) birth date(s) & previous/post tenancy address history) to the LANDLORDTAP and Utility Companies websites at the start and end of tenancy.

Rent

Payable per calendar month in advance usually being exclusive of all domestic charges i.e. Council tax, water rates, gas and electricity.

Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are give notice that- these particulars including measurements are intended as a general guide and do not constitute any part of an offer or Contract. They are issued for the Convenience of any prospective purchaser(s) or tenant and are subject to verification by any intending purchaser or tenant who should satisfy himself as to the correctness of each statement. Neither the Vendor nor the partners of Robbie Howarth nor any person in their employment have any authority to make or give representation or warranty whatsoever in relation to this property.