



Darlington Crescent, Saughall, Cheshire CH1 6DB

£575

 1 Bedroom  1 Reception  1 Bathroom  C

Hewitt Adams is delighted to offer TO LET this part furnished One Bedroom First Floor Apartment on Darlington Crescent, Saughall, Chester.

The property is in excellent condition and will be ready for occupation mid July 2023

In brief the accommodation comprises of: Entrance Hallway, Kitchen, Lounge/Diner, Bedroom and Bathroom and Garage.

Externally there is a Parking space and a use of a communal Garden that is shared with one other Apartment.

The leather sofas and pine furniture in the lounge and the pine furniture in the bedroom are included in the let.

Pets Considered, No Smokers, Part Furnished, Available Mid July 2020

Entrance

uPVC to the Hallway.

Hallway

Radiator, access to the Garage and a staircase to the first floor accommodation.

Kitchen

Wall and base units with inset sink and drainer and mixer tap, electric oven, gas hob and extractor fan. There is a washing machine and tall fridge/freezer that will be left for the tenant/s to use but it will not be maintained or replaced by the landlord.

Lounge

14'02x12'08 (4.32mx3.86m)

Window to the rear elevation, radiator, boiler cupboard, staircase to the Communal garden.

Bathroom

Panel bath with mixer tap and shower attachment WC and wash basin vanity unit with mixer tap, partially tiled walls, radiator, window to the front elevation.

Bedroom

10'10x10'6 (3.30mx3.20m)

Window to the rear elevation, radiator.

Communal Garden

Laid to lawn, paved area, fenced boundaries.

Application Process

If you are interested in this property please call or email the office to clarify your situation in more detail, ie who the property is for, their employment status, any pets, are they smokers, do they have CCJ's or adverse credit history, and the reason for the move. As a general rule you need to have a combined annual income of £14,850 and if you have adverse credit history or have a lower income then a guarantor may be required. After being qualified we will then book you in to view the property. If the landlord is happy to take your application this will always be subject to satisfactory referencing, would require a week's holding deposit (which will be used as part payment of the security deposit) which is £114.00 to secure the property and begin

the referencing process. Once the referencing is complete the landlord will be forwarded the reference report to confirm the tenancy. Once the tenancy is confirmed we require the balance of the £450.00 deposit which is £381.00 This is then lodged with the Deposit Protection Service for the duration of the tenancy. You would need to ensure we have received your first months rent in cleared funds prior to your move in day.

