



**GRIFFIN**  
THE PROPERTY PEOPLE



## 82 New Century Road

Laindon, Basildon, SS15 6AQ

£1,600 Per Calendar Month



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### Kitchen

10'9 x 12'4 (3.28m x 3.76m)

### Bathroom

4'6 x 5'5 (1.37m x 1.65m)

### Living Room

13'7 x 15'2 (4.14m x 4.62m)

### Bedroom One

13'8 x 14'5 (4.17m x 4.39m)

### Bedroom Two

12'4 x 8'5 (3.76m x 2.57m)

### Bedroom Three

7'9 x 9'1 (2.36m x 2.77m)

### Notice for interested parties ( Rental)

Notes for Interested Parties - Should you choose a property through The Griffin Residential Group, contact the offices to complete and initial application prior to viewing. Once completed, and successful viewing and you wish to proceed, you will be asked to pay a holding fee of 1 weeks agreed rent price. This will be held for a period of 15 days. You have 15 days to successfully complete the referencing procedure. If successful, you will be permitted to allocate the holding fee ( 1 weeks rent) to your first month's rent upon move in. Some fees are deemed refundable in circumstances, please check Tenant Fee Ban 2019 for further information or seek legal advice but for clarity, please see below: Tenant Fees Act 2019 permits certain fees/ charges to be made under the following circumstances: Holding Deposit ( per tenancy) One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide

materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Security Deposit

(per tenancy. Rent under £50,000 per year)

Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit

(per tenancy. Rent of £50,000 or over per year)

Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

During Tenancy

Payments to other third parties: such as Council Tax, utilities or payments for communication services;

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (Tenant's Request)**

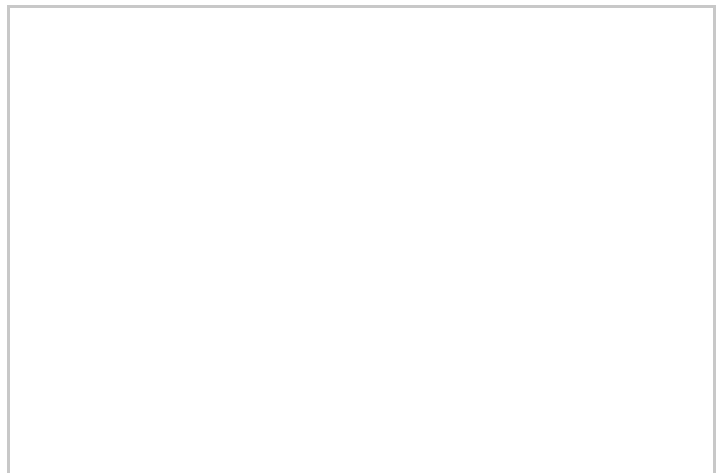
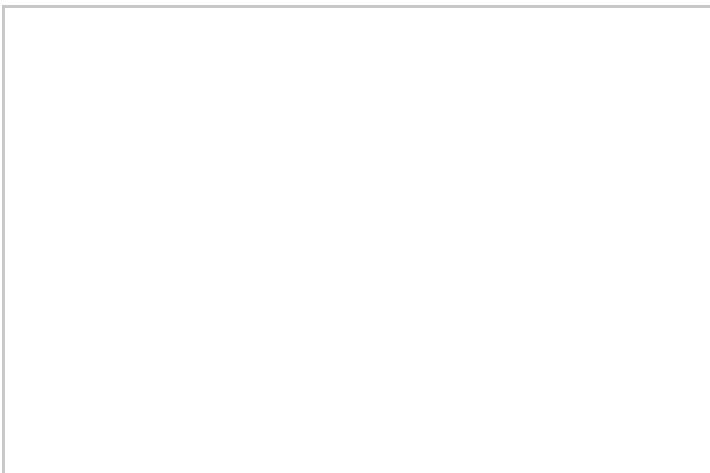
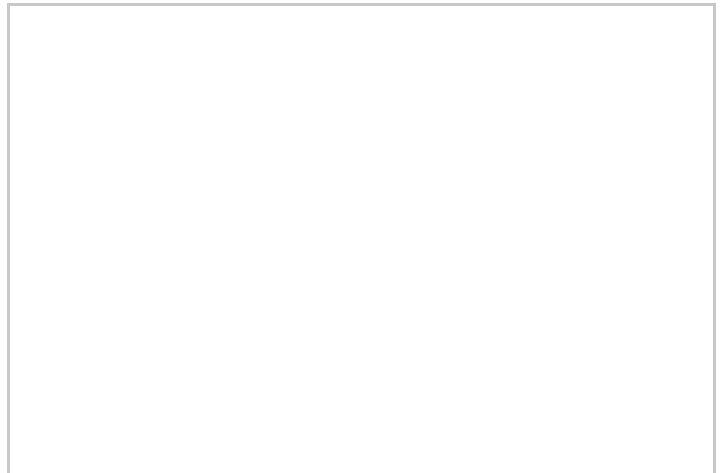
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

N.B. Any advertised rent that is stated as per week is for comparison purposes only

A higher rate of rent maybe payable if the landlord agrees to have a pet in the property. A FULL LIST OF OUR FEES ARE AVAILABLE IN OUR OFFICES & ON OUR WEBSITE Please note that photographic identification, proof of residency, are required before moving into any of the properties listed. Deposits are held in accordance with current legislation. If the rent is in excess of £50,000 per annum, the deposit required will be capped at SIX ( 6 ) weeks. Working tenants must be earning 30 x monthly rent per annum BEFORE any stoppages. Guarantors must be earning 36 x monthly rent per annum BEFORE any stoppages

and must also be a UK homeowner. Immigration checks may be required to be undertaken by the Agent / Landlord on any or all occupants to comply with the Immigration Act 2014. Tenancy application terms and conditions can be found in our office and online at : [www.griffingroup.co.uk](http://www.griffingroup.co.uk) Terms and conditions apply. Energy Performance Certificates Are Available Upon Request. Client Money Protection: Safe Agent - A5316 - Basildon Lettings Hub ( Pandda Properties Limited T/A Griffin)

Propertymark - C0129352 - Thurrock & Havering Branches ( Griffin Residential Group LTD) Redress Scheme: The Property Ombudsman ( TPO) ( Basildon Lettings Hub & Thurrock/Havering) Griffin Residential Group will employ the services of utilitel who will register change of tenancy updates with the supplier of electric, gas , local council and water board. Should the landlord or tenant agree a switch of electric or gas supply through utilitel we may receive a payment of up to £5 per transaction. Some marketing pictures could be taken on a wide angle lens, interested parties should confirm with the office on a case by case basis if required.



## Road Map



## Hybrid Map



## Terrain Map



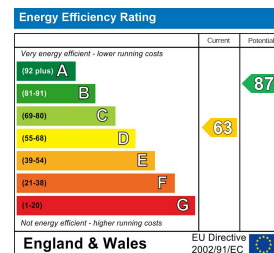
## Floor Plan



## Viewing

Please contact our Griffin incorporating David Abbott Office on 01268 498355 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.