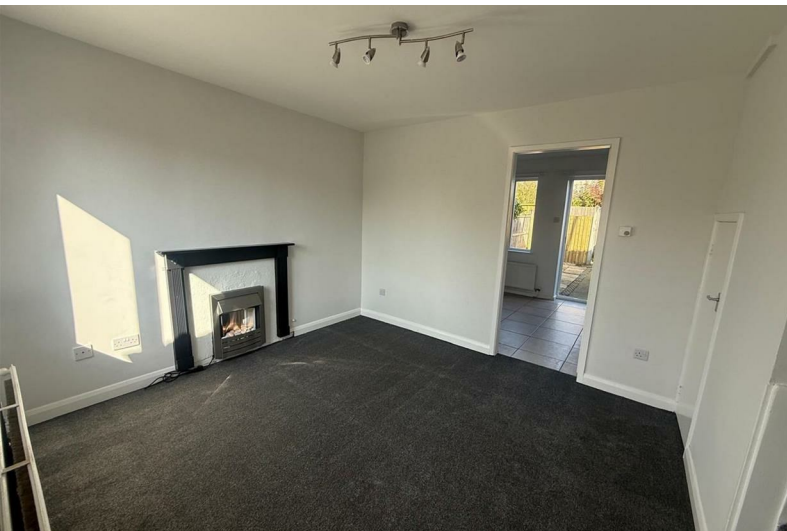




Hillcrest Jones Street

Rhosllanerchrugog, Wrexham, LL14 1AS

£795 Per Calendar Month



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Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm



BEFORE YOU MOVE IN

Holding Deposit

If you are successful at a viewing, you will be required to pay a holding deposit equivalent to one week's rent. The deposit will be held and administered in line with holding deposit rules.

Offer Acceptance

All property offers are subject to contract, successful referencing, and Right To Rent checks. Prior to the start of the tenancy, you will be required to pay the agreed Rent and Deposit.

Referencing and Right to Rent Checks

Before referencing begins, you'll need to complete an application form and provide:

- **Photographic ID** (e.g. passport, visa, driving licence)
- **Proof of Address** (e.g. recent utility bill, bank statement, or council tax bill dated within the last 3 months)

A **guarantor** may be required depending on the outcome of your referencing, including checks on joint applicants. Guarantors must also provide valid ID and proof of address.

What Referencing Covers:

- Credit history and public record checks
- Anti-Money Laundering verification
- Employment and income confirmation
- Previous landlord references
- Right to Rent compliance

A satellite map of Rhosllanerchrugog, Wales. A red location pin is placed in the center of the town. The text 'Rhosllanerchrugog' is written in large white letters across the top of the map. In the bottom right corner, the text 'A/S, Landsat / Copernicus, Maxar Technologies' is visible.

REID & ROBERTS

INDEPENDENT ESTATE & LETTING AGENTS

TENANT FEE GUIDE

At Reid and Roberts, we believe in transparency. Below is a clear explanation of the fees that may be payable during your tenancy. It's important that you understand these before making any decisions about a property or booking a viewing.

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What Referencing Covers:

- Credit history and public record checks
- Anti-Money Laundering verification
- Employment and income confirmation
- Previous landlord references
- Right to Rent compliance
- Full reporting to the landlord for final approval

Tenancy Deposit
A refundable deposit equivalent to **five week's rent** is required at the start of the tenancy. This is subject to successful referencing.

rightmove

CMP

Client Money Protect

The Property Ombudsman

vouch

a Goodlord company

REID & ROBERTS ESTATE AND LETTINGS AGENTS01352 700070

Please contact our Reid & Roberts - Mold Office
on 01352 700070 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G		60	90
Not energy efficient - higher running costs			

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