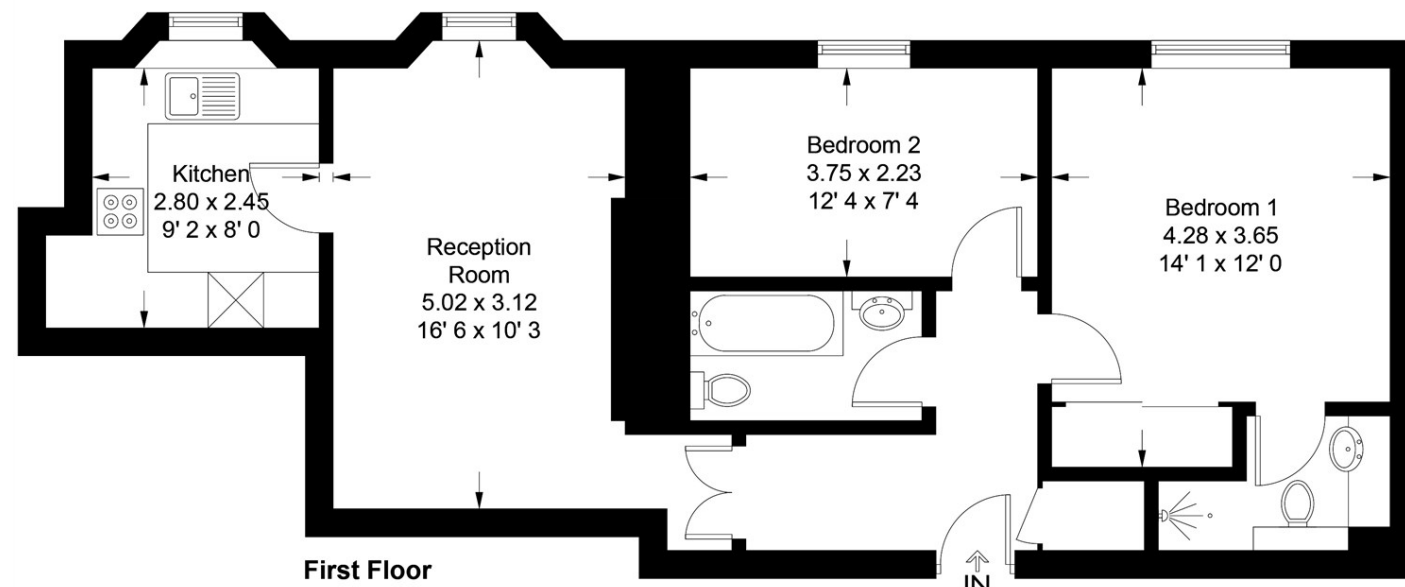


Snaresbrook House

Approximate Gross Internal Area = 733 sq ft / 68.1 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



Woodford Road , Snaresbrook

£2,200 PCM

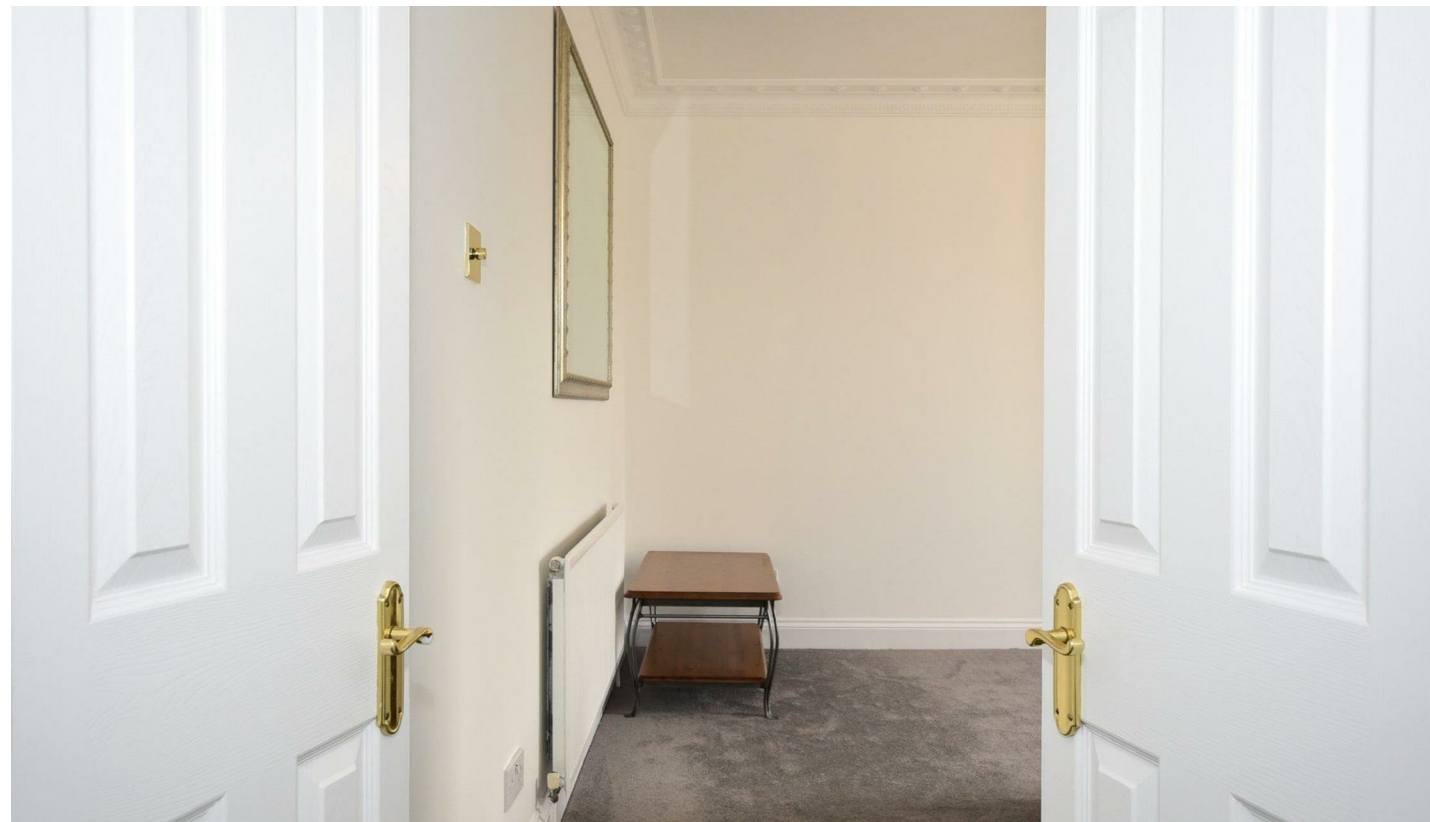
- First floor apartment
- Large reception adjacent to separate kitchen
- En-suite shower to principal bedroom
- Stunning Views
- Gated development
- Two bedrooms
- Generously proportioned
- Neutral Decor Throughout
- Close to Local Amenities
- Strtunning communal grounds

Woodford Road , Snaresbrook

Petty Son & Prestwich are pleased to offer for rent this unique two bedroom first floor flat, set within a sought after gated development, just a short walk from Snaresbrook Central Line station.



Council Tax Band: F



In a securely gated development with allocated parking and a large communal garden, this stylish accommodation offers two bedrooms with an ensuite shower room to the main bedroom and built in wardrobe, a fitted family bathroom, a spacious reception room and fully fitted kitchen. All rooms apart from the bathrooms have views of the well-presented communal gardens and Hollow Pond beyond.

Furthermore it is within easy reach of Wanstead High Street and Snaresbrook Central Line Station. A viewing is highly recommended to appreciate all this property has to offer.

AVAILABLE 4th MAY / UNFURNISHED.

1 WEEK HOLDING DEPOSIT - £507.69

5 WEEK TOTAL DEPOSIT - £2538.46

Energy Performance Rating - C

Council Tax Band - E

NEW ASSURED SHORTHOLD TENANCIES (ASTs)
SIGNED ON OR AFTER 1 JUNE 2019*

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 and where Rent is 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 and where 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).

Variation of Contract (Tenants 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.

Please ask a member of staff if you have any questions about our fees