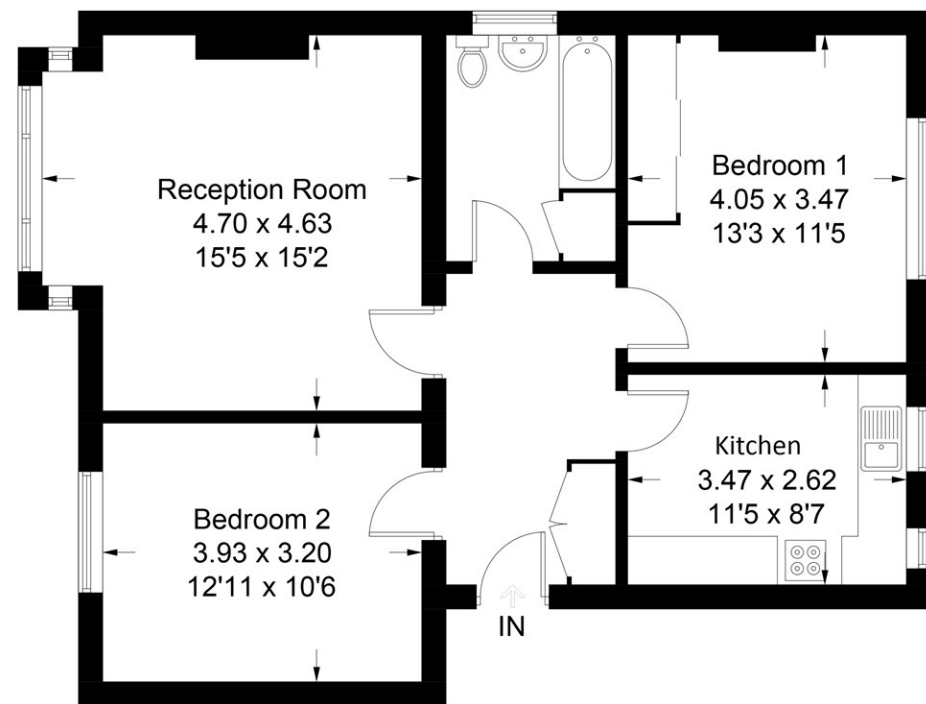


Aldersbrook Road

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID555907)



Aldersbrook Road, Aldersbrook

£1,675 PCM

- First floor apartment
- Large Reception Room
- Well presented throughout
- Overlooking the picturesque Wanstead Flats
- 0.3 Miles from Aldersbrook Primary School
- Two double bedrooms
- Well tended communal grounds
- Sought after Aldersbrook conservation area
- Communal garden
- 0.8 Miles to Manor Park Station

Aldersbrook Road, Aldersbrook

Petty Son & Prestwich are delighted to offer this beautifully presented two double bedroom, first floor apartment overlooking Wanstead flats in the sought after Aldersbrook conservation area. Boasting a large lounge/diner, spacious kitchen and pretty communal garden, all 0.8 Miles away from Manor Park Station.



Council Tax Band:



Located in highly Sought after Aldersbrook Conservation area, directly overlooking the sprawling Wanstead Flats, this property has direct access to a wide range of bus routes accessible from Aldersbrook Road as well as Manor Park Station which is 0.8 Miles away on foot.

The property benefits from a spacious lounge with a large bay window overlooking the flats, a good sized separate fitted kitchen, modern bathroom and two double bedrooms with the master benefitting from a large fitted double wardrobe. The flat is carpeted and double glazed throughout with gas central heating.

AVAILABLE NOW / UNFURNISHED

HOLDING DEPOSIT 1 WEEK - £386.53

TOTAL DEPOSIT 5 WEEKS - £1932.69

EPC RATING - D

COUNCIL TAX BAND - C

RECEPTION

15'5" x 15'2"

KITCHEN

11'5" x 8'7"

BEDROOM 1

13'3" x 11'5"

BEDROOM 2

12'11" x 10'6"

FEES

*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 Contact (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.