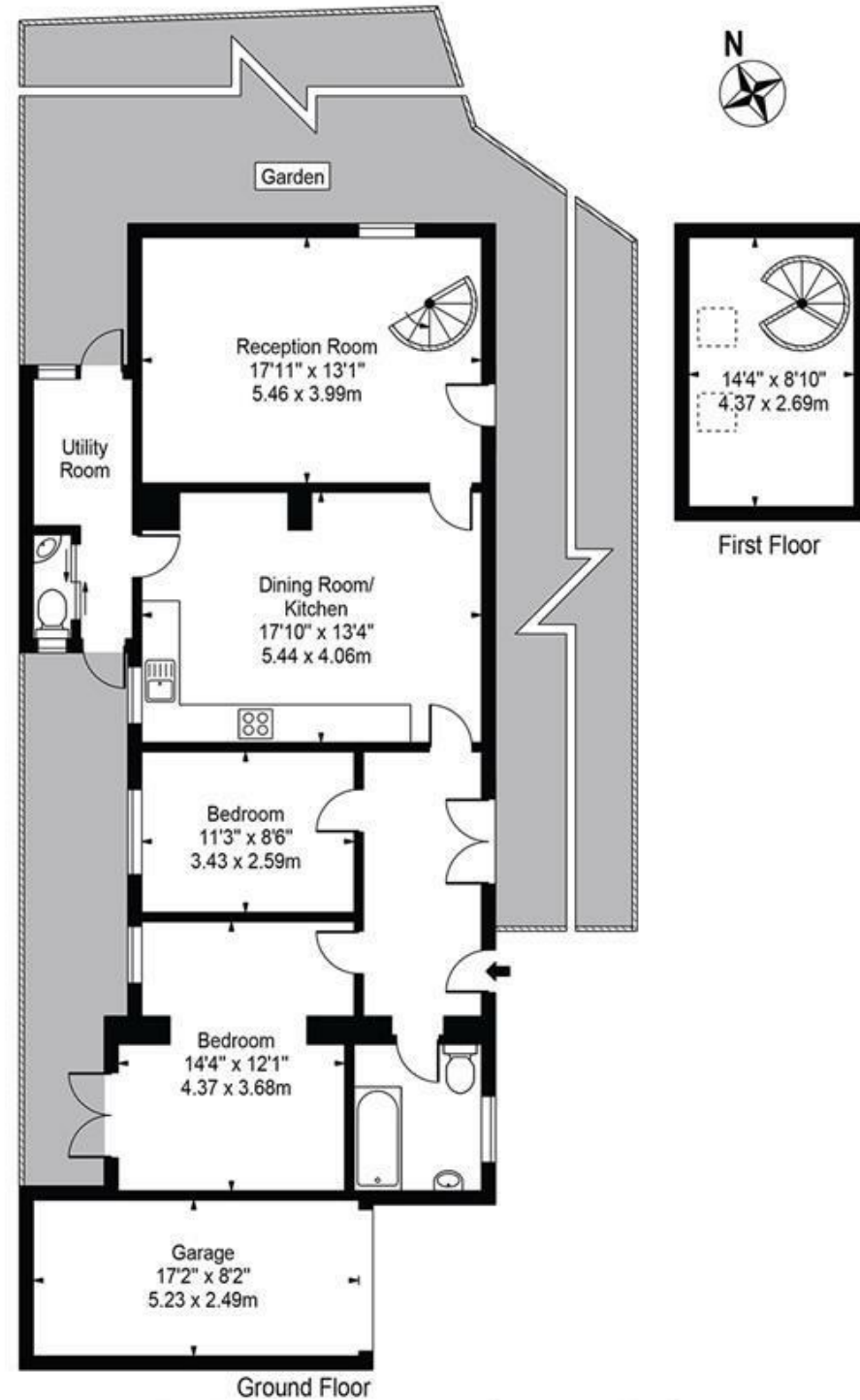


Wastells

Approx. Gross Internal Area 1123 Sq Ft - 104.33 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 127 Sq Ft - 11.76 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Hemnal Street, Epping

£2,200 Per Month

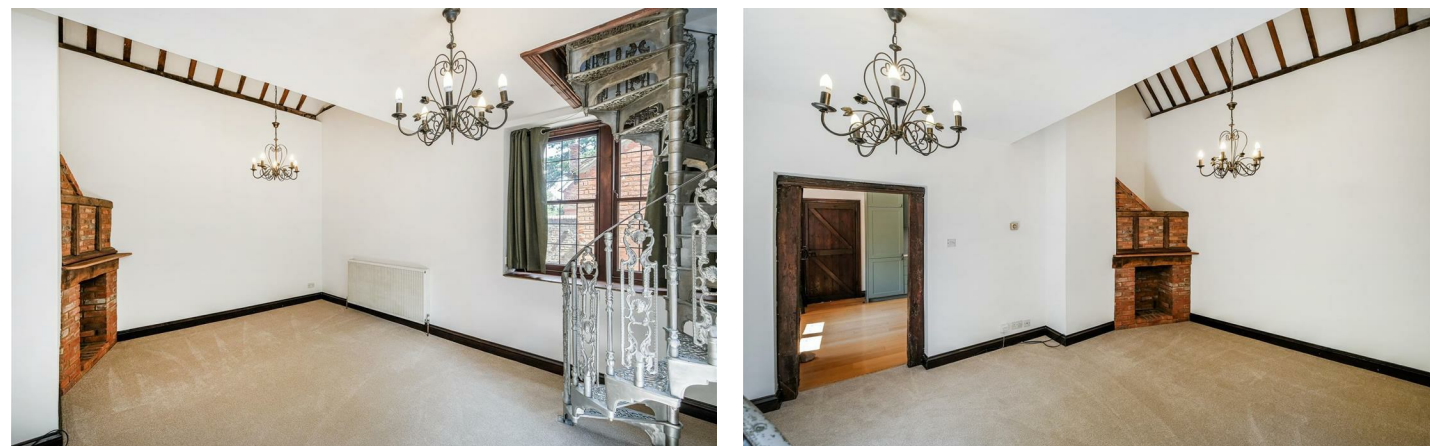
- Characterful two bedroom home
- Kitchen/Diner
- Additional office room
- Garage with allocated parking
- Impressive character features throughout
- Separate utility with w.c
- Surrounding patio
- Moments from Epping High Street

Hemnal Street, Epping

Petty Son & Prestwich are delighted to offer for rent this stunning period home, offering two bedrooms allocated parking.



Council Tax Band: E



Originally part of an old brewery and accessed via a shared gravel drive, this exceptional Grade II listed building forms part of one of Epping's most iconic estates. Now converted into a stunning two bedroom home the property features a plethora of impressive character features including a mix of high and vaulted ceilings, exposed beams, striking feature fireplaces and exposed woodwork.

The skillfully laid out accommodation benefits from access to the surrounding patio from multiple access doors, creating a further feeling of space to the already well-proportioned rooms and allowing the sun to be enjoyed regardless of the time of day. A large reception room with vaulted ceiling and spiral staircase leads to a first floor room with striking beams that could be utilised as an ideal home office. The adjoining contemporary kitchen/diner with a range of cupboards and appliances, leads to a handy utility room and ground floor W.C in addition to offering dual access to the front and rear patio. The accommodation is completed by two bedrooms, a large single and principal with vaulted ceiling and patio access, and generous family bathroom with shower over bath. Allocated parking is available.

This characterful home is located on Hemnal Street, behind Epping's popular High Street, ideally placed for access to all the amenities in the local area in addition to a range of local schools and Epping Central Line station.

AVAILABLE NOW

EPC RATING: F28 (Grade II Listed Building)

COUNCIL TAX BAND: E

1 WEEKS HOLDING DEPOSIT - £507.69

5 WEEKS DEPOSIT - £2538.46

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.