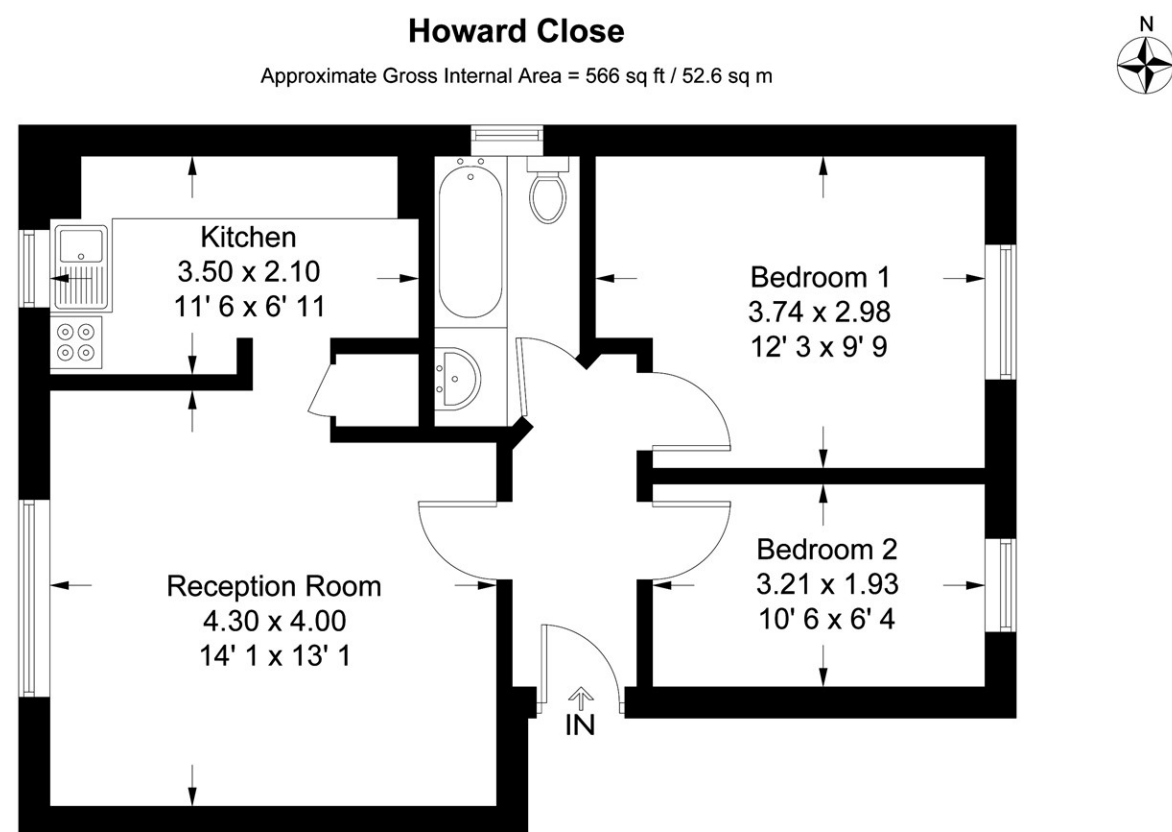




Second Floor

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



Howard Close, Waltham Abbey

£1,400 PCM

- First floor apartment
- Fully fitted kitchen
- Communal Garden
- EPC RATING - D
- Two bedrooms
- Fully fitted bathroom
- Allocated Parking
- COUNCIL TAX BAND - C

Howard Close, Waltham Abbey

Petty Son & Prestwich are delighted to offer for rent this well proportioned two bedroom apartment with allocated parking.

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 D

Council Tax Band: C



The well-presented second floor apartment is comprised of a good sized lounge/diner, separate modern kitchen, two bedrooms and a contemporary family bathroom. Other benefits included allocated parking and delightful communal gardens.

The property is located in the historic town of Waltham Abbey and is within a short distance of the M25/M11 and Waltham Abbey town centre and Waltham Cross station.

AVAILABLE 22 MAY 2025 / UNFURNISHED

1x WEEK HOLDING DEPOSIT - £323.07

5x WEEKS DEPOSIT - £1615.38

EPC - D59

COUNCIL TAX BAND - C

RECEPTION ROOM

14'1" x 13'1"

KITCHEN

11'6" x 6'11"

BEDROOM ONE

12'3" x 9'9"

BEDROOM TWO

10'6" x 6'4"

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.