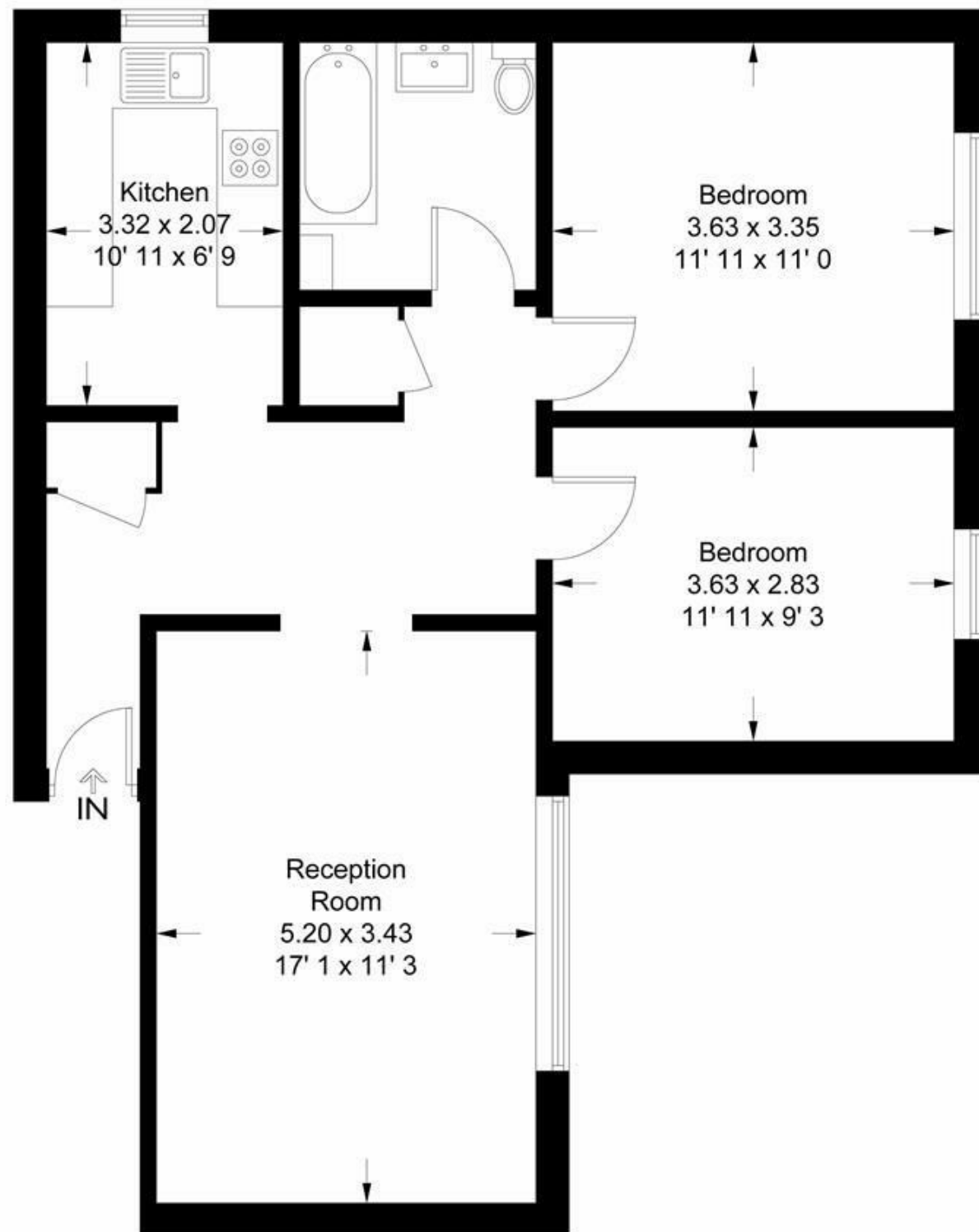


Dorchester Court

Approximate Gross Internal Area = 723 sq ft / 67.2 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Buckingham Road, South Woodford

£1,800

- Two double bedrooms
- Spacious reception room
- Communal gardens
- 0.6 Miles to South Woodford Central Line and George Lane shops
- FURNISHED
- First floor apartment
- Modern fitted kitchen
- Garage
- Available now

Buckingham Road, South Woodford

Petty Son & Prestwich are pleased to offer for rent this spacious two bedroom apartment with garage.



Council Tax Band: C



Located on the first floor of a well-maintained development, this spacious two-bedroom apartment in South Woodford offers modern living in a highly desirable area. Designed with comfort in mind, the property benefits from garage en-bloc, gas central heating, double-glazed windows and a secure entryphone system. Residents also have access to a beautifully kept communal garden.

George Lane offers a vibrant selection of shops, cafes, and restaurants, with supermarkets such as Waitrose and Sainsbury's close by for everyday convenience. Leisure facilities include the Odeon Cinema and several gyms, providing ample opportunities for recreation and socialising.

Commuters will appreciate the property's exceptional transport links. South Woodford Underground Station (Central Line) is just a short walk away (0.6 miles), offering direct access to Central London and the West End. Excellent road connections via the A406 and M11, along with regular bus services, make travel around London and beyond simple and efficient.

Available Now / Furnished

EPC Rating – C80

Council Tax Band - C

HOLDING DEPOSIT 1 WEEK - £415.38

TOTAL DEPOSIT 5 WEEKS - £2076.92

***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.