



TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Roca Court, Hermon Hill, Wanstead

£2,000 PCM

- GATED PARKING
- BALCONY
- 2 BEDROOMS BOTH ENSUITE
- CLOSE TO HIGH STREET

Roca Court, Hermon Hill, Wanstead

Petty Son & Prestwich are proud to offer for rent this stylish, recently modern two double bedroom with en-suite ground floor apartment.

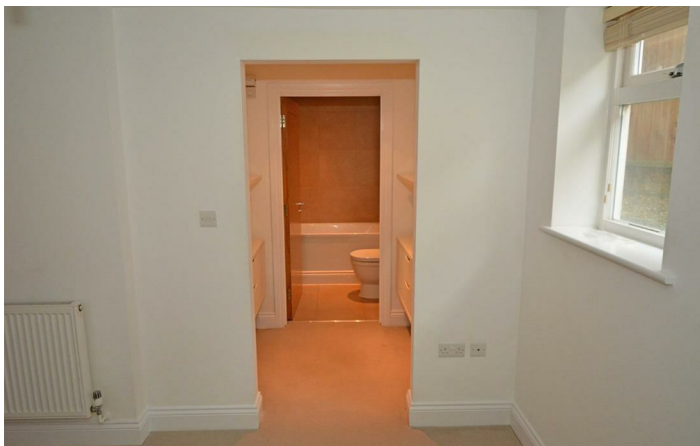
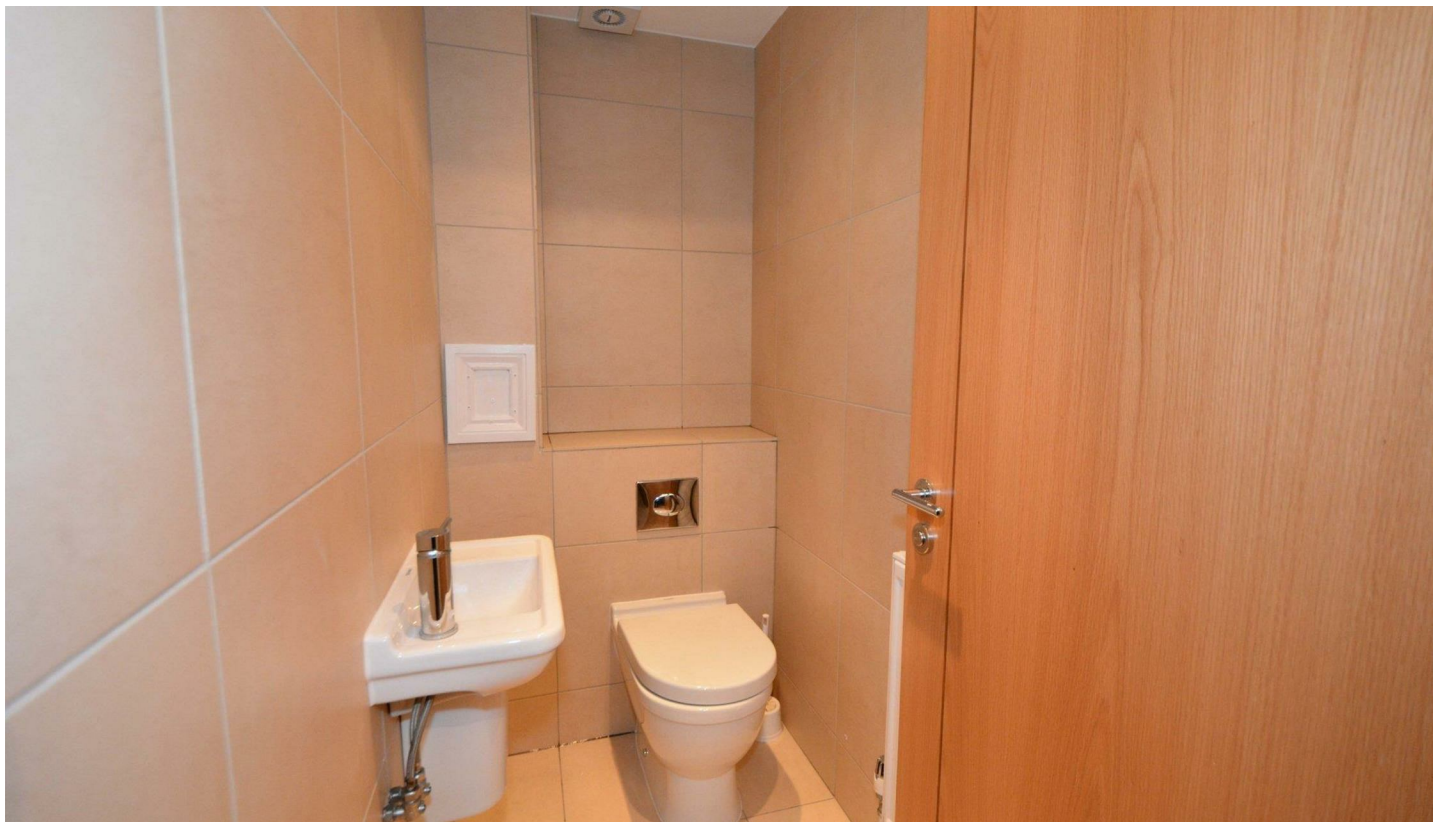
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Council Tax Band: D



The property is ideally situated for Wanstead High Street with its shops, bars, restaurants and two Central Line Stations. The property features ensuite bathrooms to both bedrooms and a separate wc. The large, open planned living space includes a fully fitted contemporary kitchen and its own larger than average, private balcony, which overlooks the communal gardens This prestigious block features a lift to all floors, underground gated parking and security entry phone system.
AVAILABLE 30th September / UNFURNISHED

LOUNGE/DINER/KITCHEN
21'2" narrowing to 6'7" x 19'1" narrowing to 9'10"

BEDROOM ONE
10'8" x 9'8"

DRESSING AREA
6'9" x 4'3"

ENSUITE
6'9" x 5'8"

BEDROOM TWO
10'8" x 9'2"

ENSUITE
7'11" x 3'10"

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.