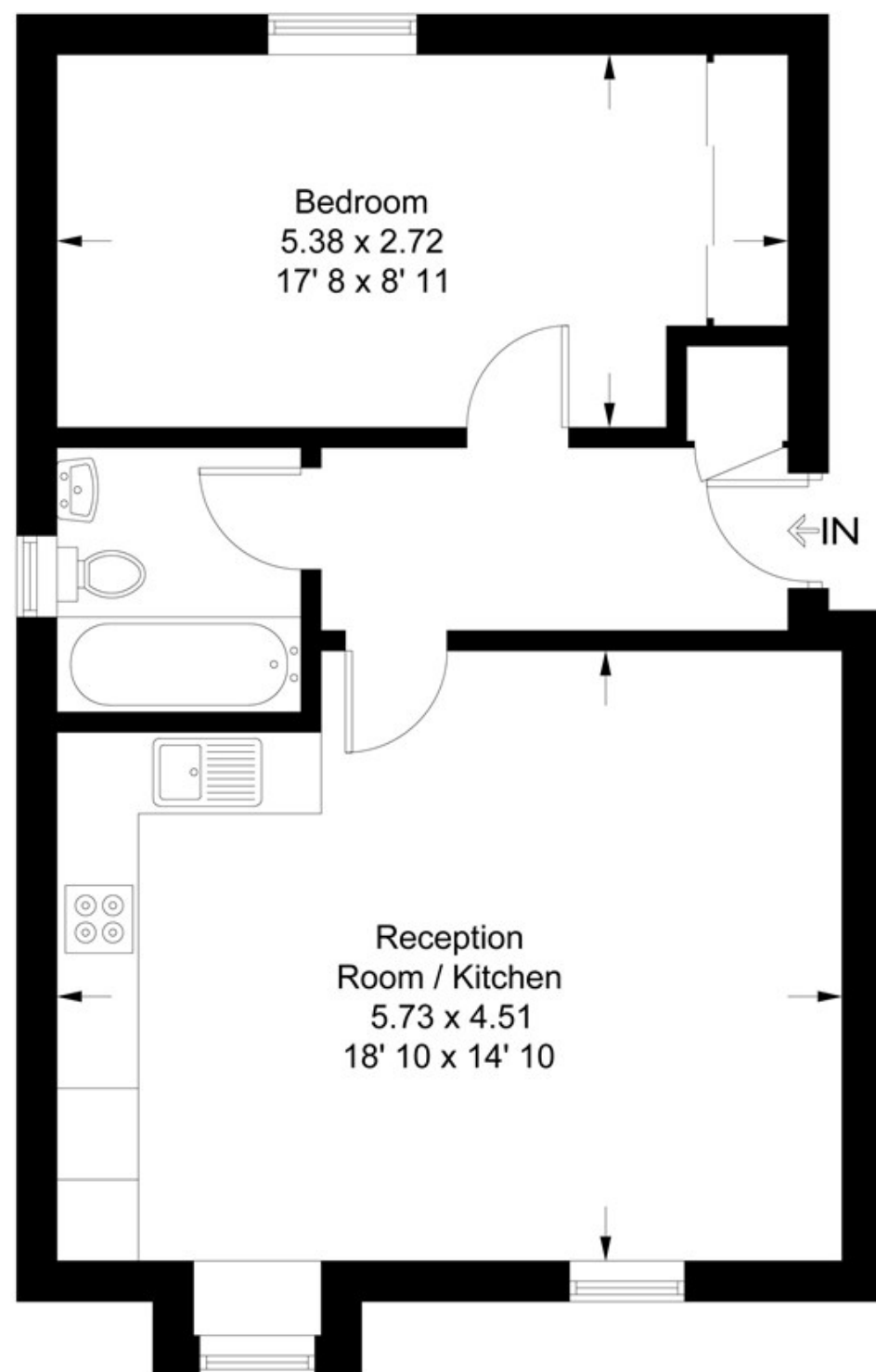


Jenny Court

Approximate Gross Internal Area = 538 sq ft / 50 sq m



Ground 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.



Jenny Court, Nightingale Lane, Wanstead

£1,650 PCM

- Ground floor apartment
- One double bedroom
- Superb condition throughout
- Immaculate communal gardens
- 0.3 Miles from Snaresbrook & Wanstead Station's
- Purpose built, gated development
- Small development in a quiet location
- Large, open plan living space
- A stone's throw from Wanstead High Street

Jenny Court, Nightingale Lane, Wanstead

Positioned on Nightingale Lane in the heart of Wanstead, Petty Son & Prestwich are thrilled to offer for rent this stunning, ground floor gated apartment in Jenny Court.

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C

Council Tax Band: C



Jenny Court, a small development of beautifully maintained apartments, is situated in a peaceful gated development a mere 300 feet from Wanstead High Street, with its array of bars, cafes and shops and equidistant from both Snaresbrook and Wanstead Central Line Stations. The immaculate surrounding garden and grounds are quiet and bathed in sun during the summer, making it the perfect place to sit out and enjoy time with friends or a good book.

The interior of the home is bright, fresh and modern, with each of the rooms perfectly proportioned and presented. The stunning open-plan living space offers a high-gloss kitchen with a range of fitted appliances and plenty of floor space to accommodate a corner sofa and four seater dining table. The spacious double bedroom offers a fitted wardrobe and dressing space to the end of the room, making the most of the space on offer whilst the sleek, contemporary bathroom makes the perfect place to soak away the day and relax. This apartment really does tick all the boxes for those looking for a rental home on the doorstep of everything Wanstead has to offer!

Available Now

Part - Furnished

Council Tax band - C

EPC Rating - C79

1 week holding deposit - £380

5 weeks total deposit - £1903

Reception Room / Kitchen

18'10" x 14'10"

Bedroom

17'8" x 8'11"

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 fee