



Flat 35, Rosemary Court Rectory Road, Tiptree, CO5 0SW

£695 Per Month

- Over 50's Retirement Flat
- Kitchen with Appliances
- Available Now
- One Double Bedroom
- Communal Gardens
- Unfurnished

Entrance Hall

Storage cupboard. Doors leading to:

Living/Dining Room

7'10" x 17'2"

A good sized room with window overlooking the communal garden. Opening to:

Kitchen

8'0" x 7'4"

A modern kitchen with stainless steel single bowl sink and drainer and mixer tap over all inset into rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with extractor hood over and single electric oven under. Integrated fridge/freezer and dishwasher. Washing machine. Window to rear.

Bedroom

8'7" x 17'2"

A double bedroom with built in wardrobe and window to rear.

Bathroom

6'10" x 5'6"

A modern white suite with panel bath and shower attachment over. Low level WC and vanity wash hand basin. Heated towel rail

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £801.00

Council Tax Band: B

Availability: NOW

EPC Rating: TBC

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

B

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Viewings

Strictly by prior appointment with the Letting Agent.