



15 Hopping Jacks Lane, Danbury, Essex CM3 4PN £1,300 PCM

Hopping Jacks Hall is a prominent local building of interest, which has been sympathetically converted and restored to just five apartments by a most reputable local developer. Located just a very short walk from local amenities including doctors surgery, dentists, chemist and supermarket is this wonderful two bedroom apartment. Benefitting from unbelievably sized accommodation the property includes a luxurious fitted kitchen and bathrooms. The square footage of the apartment is larger than an average three bedroom house. This along with the extremely high specification truly must be seen to be appreciated! Available immediately. No pets. 12 months minimum contract term. Energy Rating C.



COMMUNAL ENTRANCE

Double entrance doors, wide staircase with a half landing to:

FIRST FLOOR

Communal landing serving just nos. 4 & 5, window to rear overlooking the gardens panelled door to:

RECEPTION HALL

Panelled entrance door, security entry phone, radiator, telephone point, mains smoke alarm, doors to:

MASTER BEDROOM 18'10" x 11'5" (5.74 x 3.48)

Window to front and side, radiator, TV and satellite point, access to large roof space, telephone point, doors to:

EN-SUITE

Two obscure glazed windows to side, chrome ladder radiator, three piece suite comprising large fully tiled shower cubicle with glass splash screens, wc and wash hand basin, part tiled walls and tiled floor, shaver point, extractor fan.

BEDROOM TWO

Window to rear, radiator, TV and satellite point, telephone point.

BATHROOM/WC

Sun pipe, chrome ladder radiator. Three piece contemporary suite comprising 'P' shaped panelled bath with shower unit over and glass splash screen, wc and wash hand basin, part tiled walls and tiled floor, shaver point, extractor fan.

LOUNGE/DINER 20'7" x 19'8" >12'0" (6.27 x 5.99 >3.66)

Two windows to rear and side, three radiators, TV and satellite point, telephone point, door way to:

KITCHEN 10'3" x 7'4" (3.12 x 2.24)

A most highly appointed kitchen commencing with a one and half bowl under mounted sink unit. Extensive black granite work surfaces. Comprehensive range of high gloss cream base and wall units with drawers and saucepan drawer pack. Built-in Bosch appliances including electric oven, microwave, hob and extractor hood. Integrated dishwasher, washing machine, fridge, freezer and wine cooler. Feature under wall unit lighting, cupboard housing gas fired combination boiler fuelling hot water and central heating. Mains smoke alarm and sun pipe.

EXTERIOR

The property affords delightful communal gardens including lawns, patio and a fully enclosed 'safe' pond. At the front is the parking area, the property has one allocated space. Mature trees and shrubs.

Lettings 2 D

A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address. Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, REFERENCE FORMS, PET / DECORATING request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM returned fully completed and signed, without these we are unable to proceed with your proposed rental. COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency, we usually receive approval within two or three working days but please allow at least seven.

Lettings 3 D

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved. If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable. Please see accompanying holding deposit acknowledgment sheet for further information. One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit).

Lettings 4 D

Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.

Lettings 5 D

A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition of the property and all breaches of the tenancy agreement. N.B. Both the deposit together with the first months rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details), Bankers Draft or printed Building Society Cheque. Any personal cheque will necessitate 5 working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE.

Lettings 6 D

Pets are usually not permitted but may be considered by special arrangement in individual cases

Lettings 7 D

Church & Hawes Maldon are introducers; Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office where we can forward the forms to the Reference Agency, or send directly to our Lettings Management office, 4 High Street, Maldon, CM9 6PJ. If you would like to contact our lettings manager for any reason please ask a member of staff and we will be pleased to supply you with contact details.

Lettings 8 D

At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), Office of Fair Trading (OFT), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Safe Agent and Property Mark Client Money Protection Scheme. Please contact your local office for further information.

Agents Notes, Money Laundering & Referrals

