

7 Yr Hen Orsaf Yr Hen Orsaf, Northop, CH7 6AN
Rent £800 pcm Deposit £1,200
Holding Deposit £183



DESCRIPTION: A beautifully appointed penthouse apartment with views over the surrounding area and countryside. Speak and enter system. Bright and airy entrance hall with useful storage. Open plan living room and comprehensively fitted modern kitchen with integrated appliances, principle bedroom with en-suite modern bathroom, second bedroom and modern shower room. Gas heating and double glazing. Allocated parking for one car and visitor car parking. Located in a popular and historic village. FCC band C. EPC tbc. Rent £800 pcm. Holding Deposit £183, Deposit £1200. Viewing recommended.

GAIL MURRAY – RESIDENT PARTNER
Viewing by arrangement through Flint Office
Tel: 01352 758088
Opening hours 9.00am-5.00pm Monday – Friday

DIRECTIONS: From the Flint Office turn right and proceed towards Chapel Street. At Northop roundabout continue straight to stay on Northop Road. At the traffic lights turn left and after approx 1/4 of a mile turn right into the development, identified by Molyneux To Let board.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271





TENANT FEES SCHEDULE



www.molyneux-estateagents.co.uk

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, 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).

Early Termination (tenant's request)

Early Termination of a Contract would be considered by the agent/landlord and negotiations on any cost will be determined on the individual circumstances. However it should be noted that there is no guarantee that the landlord will agree to a proposed early termination and where no such agreement is made, the tenant (contract-holder) will remain liable for the total sums as required in the occupation contract. The Landlord is fully within their rights to expect to be paid for the entirety of the tenancy.

Missed appointments

Where the actions of the tenant results in a missed appointment, the tenant is liable for the agent's time in remedying the situation which is charged at £36.00 (inc. VAT) per hour plus any actual costs incurred (such as contractor charges).

Avoidable or purposeful damage to the property

Tenants are liable to the actual cost of remedying any damage incurred (as detailed in a contractor's invoice) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

Lost key(s) or other Security Device(s)

Tenants are liable for the actual cost of replacing any lost key(s), lock or other security device(s) as evidenced by a receipt or invoice. Where a third party contractor undertakes the replacement of the key or other security device or the change, addition or removal of the lock, the "actual Cost" includes the cost of the contractors labour as evidenced by an invoice or receipt.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.tpos.co.uk

