

78 Bradley Road

18047



Wrexham

£725 pcm

78 Bradley Road, Wrexham, LL13 7TP
£725 pcm. Holding fee £165. Deposit £1003.



Situated opposite Bellevue Park and being with walking distance to the City Centre of Wrexham is this 2 bedroom end terraced house which has internal accommodation to briefly comprise entrance hall, lounge, kitchen, rear utility area with bathroom/w.c. off and two bedrooms to the first floor. The accommodation is complimented by gas heating and UPVC double glazing and externally there is an enclosed front garden and rear courtyard area with implement store. Rent £725, Holding Deposit £165. Deposit £1003. COUNCIL TAX BAND B. EPC D Viewings Recommended.

GEORGE A MURRAY – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

Proceed into Wrexham City Centre passing the Football Ground and Wrexham General Station on your left hand side continue along here and keep right at the lights and then follow the left lane to the roundabout and straight ahead onto Bradley Road, where the property will be found on your right hand side, opposite Bellevue Park.



TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 SEPT 2019

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)

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 rent due under the tenancy until the start date of the replacement tenancy. These costs will be more than the maximum amount of rent outstanding on the tenancy.

Rent Arrears / Returned Payments

£12.00 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 3% above the Bank of England Base Rate from the Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

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 to the actual cost of replacing any lost key(s) or other security device(s) 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.

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.

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

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

propertymark

INDEPENDENT REDRESS:

www.tnos.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		