

8 Yr Hen Orsaf

14500



Northop

£800pcm

8 Yr Hen Orsaf, Northop, Nr Mold, Flintshire, CH7 6AN
Rent £800 pcm £180 Holding Deposit £1200 Deposit

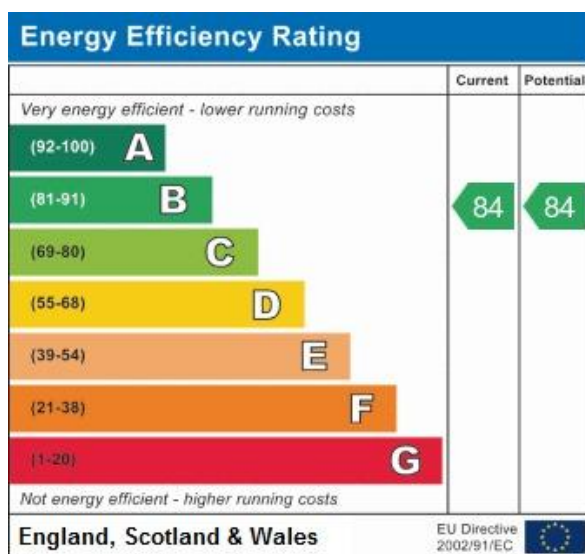


DESCRIPTION: A modern and immaculately kept 2 bedroom 2nd floor apartment in the beautiful village of Northop, with spectacular views of the surrounding areas this property has the benefit of gas heating and double glazing. This very well planned accommodation comprises: Secure entrance, entrance hall with storage cupboards, lounge, luxury fitted kitchen with built in appliances, master bedroom with en-suite facilities, guest room and a bathroom. Allocated Parking and Communal landscaped gardens. Viewing highly recommended! Council tax band C. EPC rating B. No Pets, No Smokers. Holding deposit £180. Deposit £1200.

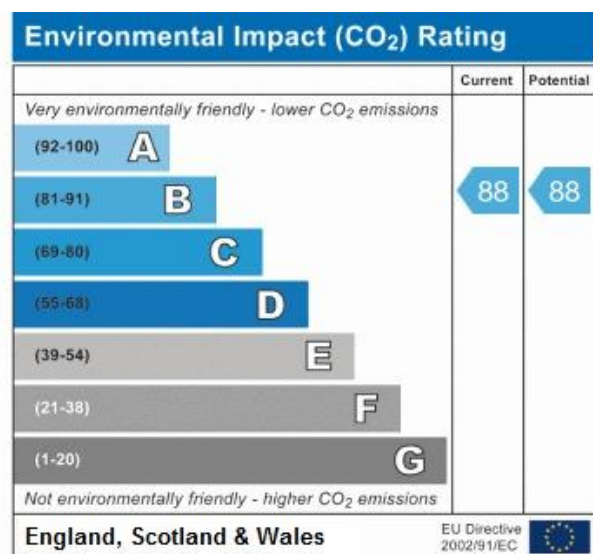
Viewing by arrangement through Flint Office
Forresters Hall 50, Church Street, Flint, CH6 5AE Tel: 01352 758088
Opening hours 9.00am-5.00pm Monday – Friday

DIRECTIONS: From the Flint Office continue up Northop Road to the Northop traffic lights turn right and after approx 1/4 of a mile turn right into the development.





Address:
Apartment 8, Yr Hen Orsaf, Northop, Mold, CH& 6AN



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.tpos.co.uk

