

Tallow Gate, South Woodham Ferrers, Essex CM3 5RX £875 PCM

Church & Hawes Est 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com 19 Reeves Way, South Woodham Ferrers, Essex, CM3 5XF Tel: 01245 329429 swf@churchandhawes.com

lounge, PVCu double glazed windows, security entry phone system, communal gardens and allocated covered carport. Available early November. EPC rating D Council tax band: B DUE TO LEASEHOLDER RESTRICTIONS. NO PETS ARE ALLOWED WITHIN THE DEVELOPMENT

Please note, library photos have been used.

Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished.

We shall be pleased to arrange viewing of properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours.

A Homelet reference will be undertaken, this will include A security deposit, equal to 5 weeks of the total rent for details of your bank, employment, (accountant, if you are the property, which is held during the tenancy as security self employed) personal referees and any previous for the rent (by Church and Hawes as stakeholder for landlords, they will also carry out a credit check. So as to security breaches of the tenancy agreement, therein satisfy the RIGHT TO RENT REGULATIONS, please defined, Church and Hawes are members of the tenancy supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, all breaches of the tenancy agreement. N.B. Both the 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 be cleared funds made by Electronic transfer (please ask along with the PRE LET QUESTIONNAIRE, REFERENCE FORMS, PET / DECORATING request forms, HOLDING Society Cheque. Any personal cheque will necessitate 5 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.

Church & Hawes require a holding deposit of one weeks

converted into part payment of the actual 5 week security contact details. deposit or the initial rental payment once the references and tenancy agreement have been approved. If the At Church & Hawes, our commitment to you is of 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 $52 = \pounds 230.77$ holding deposit.

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.

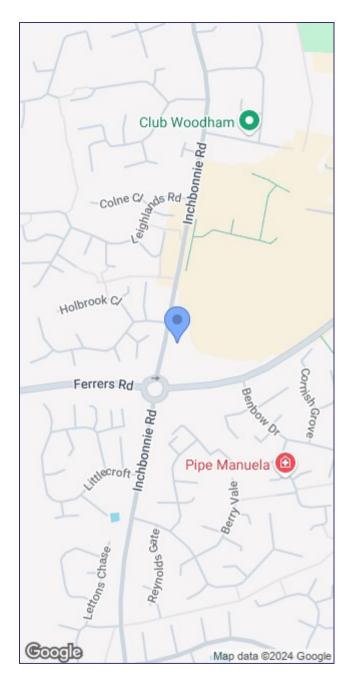
deposit scheme), furniture, condition of the property and deposit together with the first months rent, in advance are payable upon signing the Tenancy Agreement and must for our bank details), Bankers Draft or printed Building working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE.

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

First floor two bedroom apartment, featuring spacious rent in order to proceed with the application, this can be member of staff and we will be pleased to supply you with

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.

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COVERING MID ESSEX TO THE EAST COAST SINCE 1977



