

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



14 Haltwhistle Road, South Woodham Ferrers, Essex CM3 5ZF £850 PCM

AVAILABLE IMMEDIATELY SUBJECT TO REFERANCES. A very well presented 1 bedroom purpose built ground floor apartment, conveniently located for the local rail station on the periphery of the town. Accommodation includes bedroom, shower room with 3 piece white suite, lounge, re-fitted kitchen with oven and hob. Security phone entry door system, PVCu sealed unit double glazed windows, allocated parking directly outside the flat and visitors parking.

Council Tax Band A. EPC Rating E.

VIEWING AVAILABLE SATURDAY 31st JANUARY 2026. 2pm - 3pm. CALL FOR AN APT.



Ground Floor.
Bedroom. 10'5" x 10'2" (3.18 x 3.10 m)
Lounge. 11'10" x 10'5" (3.61 x 3.18 m)
Kitchen. 7 x 5 (2.31 x 1.52m)
Shower Room, with white suite.
Hallway.
PVCu Glazing.
Electric Heaters.
Security Phone Entry System.
Allocated Parking.

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we shall be pleased to arrange viewings of the 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. Properties are currently offered for letting on an AST for 6 or 12 months. This will change in the coming months due to the "Renters Rights Act"

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.

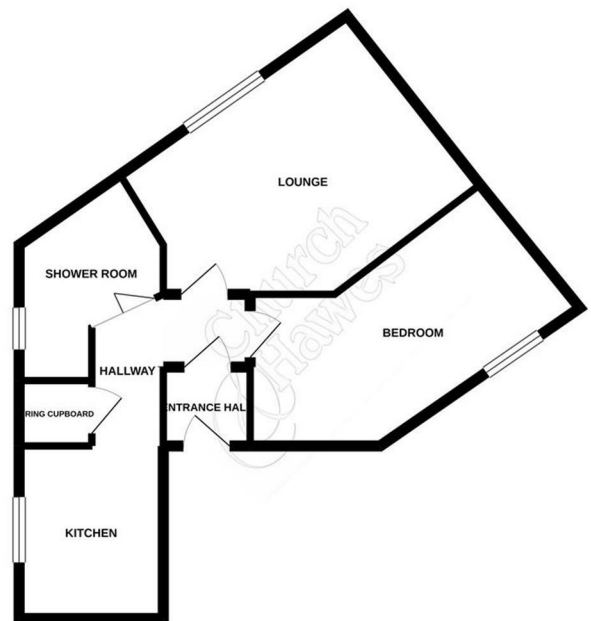
If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable.

Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office. Our Lettings Management office can be contacted at 4 High Street, Maldon, CM9 5PJ. 01621 878417 or lettings@churchandhawes.com. 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), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Property Mark Client Money Protection Scheme.

Agents Note & Money Laundering & Referrals

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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