

www.churchandhawes.com

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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



130A Station Road, Burnham-On-Crouch, CM0 8HQ £1,250 PCM

****AVAILABLE IMMEDIATELY**** Positioned in the centre of Burnham is this impressive first floor maisonette presented to a high standard throughout and offering deceptively spacious living accommodation throughout. Living accommodation is spread over the top two floors of the building and comprises two double bedrooms on the top floor while the remaining living space on offer includes a living room, refitted kitchen/breakfast room, bathroom and separate WC. Externally, the property enjoys a covered decked seating terrace while an external staircase at the rear leads down to a low maintenance shingled rear garden with access to a superb outbuilding with power and light connected. An early viewing is strongly advised to avoid disappointment. The property is to be let on a part furnished basis. Energy Rating E.



SECOND FLOOR:

LANDING:

Double glazed window to side, staircase down to first floor, doors to:

BEDROOM 1: 14'2 x 12'9 (4.32m x 3.89m)

Double glazed window to front, electric radiator, built in wardrobe.

BEDROOM 2: 14'2 x 12' (4.32m x 3.66m)

Double glazed window to rear, electric radiator, airing cupboard housing hot water cylinder, access to loft space.

FIRST FLOOR:

ENTRANCE HALLWAY:

Glazed entrance door to rear, electric radiator, wood effect floor, doors to:

BATHROOM: 5'10 x 5'5 (1.78m x 1.65m)

Obscure double glazed window to rear, 2 piece white suite comprising panelled bath with mixer tap, shower over and glass screen and pedestal wash hand basin with tiled splashback and wall mounted cabinet over, part tiled walls, extractor fan, wood effect floor.

WC 5'11 x 2'10 (1.80m x 0.86m)

Two piece white suite comprising close coupled wc and wash hand basin with tiled splashback and storage cupboard below, wood effect floor.

KITCHEN: 14'1 x 8'10 > 5'11 (4.29m x 2.69m > 1.80m)

Entrance door from hallway, electric radiator, kitchen comprising range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and oven below, washing machine, fridge and freezer (based in understairs storage cupboard) to remain, part tiled walls, wood effect floor, door to:

LIVING ROOM: 14'2 x 12'10 (4.32m x 3.91m)

Double glazed window to front, electric radiator.

EXTERIOR:

Externally, the property enjoys a covered decked seating terrace while an external staircase at the rear leads down to a low maintenance shingled rear garden with access to an outbuilding with power and light connected.

LETTINGS INFORMATION:

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"

A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, 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 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.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved.

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.

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 = £230.77 holding deposit. A deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent and property condition by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein, Church and Hawes are members of the tenancy deposit scheme. N.B. Both the deposit together with the first month's rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details). You cannot collect the keys until monies are received. CASH IS NOT ACCEPTABLE.

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.

COUNCIL TAX BAND:

Tax Band B.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

