



**Trent Court, New Wanstead, Wanstead
£2,000 PCM**

- Two double bedrooms
- Newly re painted and decorated
- 0.3 miles to Snaresbrook station and High Street
- Split level maisonette
- Modern kitchen and double shower room

Trent Court, New Wanstead, Wanstead

Positioned in the heart of Central Wanstead, Petty Son & Prestwich are delighted to offer for let this spacious two double bedroom, newly redecorated, split-level maisonette.



Council Tax Band: C



Ideally located for commuters, the property is within easy walking distance of Snaresbrook (0.3 miles) and Wanstead (0.5 miles) stations. Upon entering, the tiered living space immediately creates a wonderful sense of openness. The generous lounge/diner is a standout feature, boasting a striking box bay window that floods the room with natural light while offering attractive leafy views.

The property further benefits from a contemporary fitted kitchen, featuring high-gloss cream units, and fully integrated appliances. Both practical and stylish, the kitchen provides ample storage space.

The first floor is accessed via an internal staircase and comprises a modern, spacious shower room, complete with a walk-in double rainfall shower, white tiled walls, and a contrasting grey tiled floor. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes.

Available 6th January 2026

Unfurnished

EPC Rating: E45

Council Tax Band: C

1 Week Holding Deposit: £461

5 Week Total Deposit: £2307

***NEW ASSURED SHORTHOLD TENANCIES (ASTs)**
SIGNED ON OR AFTER 1 JUNE 2019* 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, fail a Right-to-Rent check, 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). Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This

covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. 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). 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 and other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). Variation of Contact (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. 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 all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Please ask a member of staff if you have any questions about our fees.