



10 Hardwick Drive, Wrexham, LL11 4FB

£1,200 Per Calendar Month

Olivegrove are pleased to offer for rental, this well designed modern family home providing excellent living accommodation. Well placed for commuting, train station within walking distance and road links to Wrexham and Chester close by. The property briefly comprises of an open plan living room, kitchen/dining area, cloakroom all to the ground floor. To the First floor there are two double bedrooms and a family bathroom. To the top floor there is the Principle Bedroom with en-suite. The property benefits from an enclosed rear garden and an allocated parking space to the rear, with further visitor parking spaces available. UPVC double glazing throughout and gas central heating.

Please use CONTACT AGENT button for all enquiries.

Hallway

Composite front door, laminate floor, radiator. Smoke alarm, heating thermostat. Stairs rising to first floor and doors off.

Kitchen 12'7" max x 7'9" (3.83 max x 2.37)



Fitted kitchen with a range of wall, base and drawer units with complimentary worktops and breakfast bar. 1½ stainless steel sink with chrome mixer tap over. Inset 4 burner gas hob with stainless extractor over and electric oven under. Space for washing machine and fridge/freezer. Radiator, part tiled walls and tile effect flooring. UPVC double glazed window to the front elevation with vertical blinds.

Living Room / Diner



Laminate floor. UPVC double glazed patio door leading to the garden & window to the rear property. TV point, two radiators.

Downstairs Cloakroom

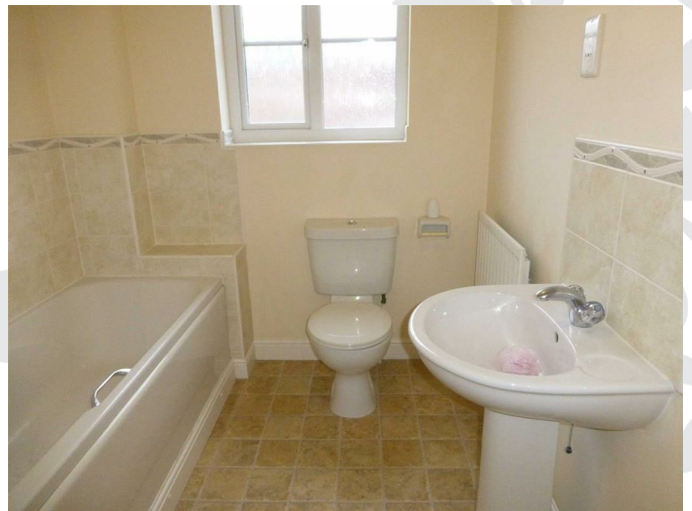


Tile effect flooring, wall mounted wash hand basin and tiled splash back, low level W/C, extractor fan. Door to under stairs cupboard.

First Floor Landing

Smoke alarm, UPVC double glazed window to the front elevation. Stairs rising to second floor. Doors off.

Bathroom



UPVC double glazed window to the rear elevation. White suite comprising of a panelled bath with chrome mixer tap and shower attachment over. Pedestal wash hand basin with chrome mixer tap and low level W/C. Radiator, part tiled walls, tile effect flooring. Extractor fan, shaver point. Door to airing cupboard with boiler and water tank inside.

Bedroom 1 15'5" max x 8'0" (4.70 max x 2.44)



UPVC double glazed window to the rear elevation. Beige carpet. Radiator. Access to loft area.

Bedroom 2 12'9" max x 8'0" (3.88 max x 2.44)



UPVC double glazed window to the front elevation. Beige carpet. Radiator. Access to loft area.

Principle Bedroom (Top Floor) 17'3" max x 11'4" (5.25 max x 3.45)



UPVC double glazed window to the front elevation and 2 Velux windows to the rear. Beige carpet. Telephone point, access to attic. Double radiator. Door to en-suite.

En-suite



Velux window to the rear elevation. Radiator, tile effect flooring, shaver point and extractor fan. Pedestal wash hand basin with chrome mixer tap over, low level W/C. Shower cubicle unit with glazed bi-folding door and mains shower.

Outside - Front



Paved path to front door with lawn either side.
Outside light.

Outside - Rear



Enclosed rear garden with lawn area and small patio. Gate for access to parking area.

TENANT FEE GUIDE

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For tenancies entered into before 1st September

2019, the tenant fees applicable are detailed within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances. For a full list of these, please see our Tenants Fee Guide below:

Holding Deposit The equivalent to 1 weeks rent (per tenancy)

(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

Deposit The equivalent of 4/5 weeks rent (per tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

Unpaid Rent Interest at 3% above the Bank of England Base Rate

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 Keys / Security Devices

Tenants are liable to the actual cost of replacing any lost keys or other security devices. 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. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

Ending a Tenancy Agreement Early / Early Termination (Tenants request)

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may

be liable for the following:

- Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.

- Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.

- Council tax, water rates, gas and electricity charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is sooner.

- These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Payments in Default

A payment in default is a payment required by the landlord or agent arising from a breach of the tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

- Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.

- Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.

- Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the cutting of new keys and delivery of those keys to the tenant.

- Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, such as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window

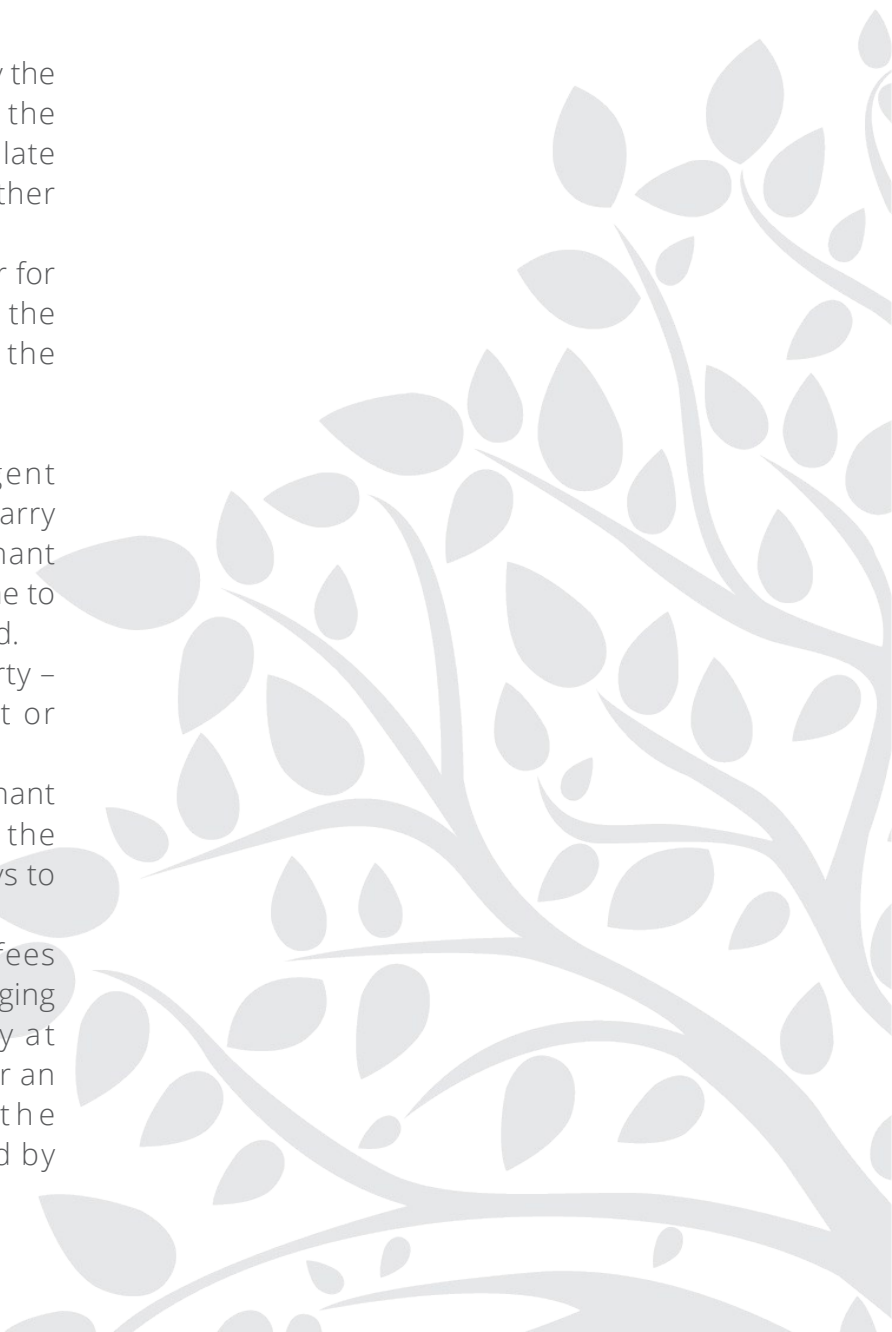
broken on purpose, or keys locked inside a house.

Other Permitted Payments

Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

Tenant Protection

Olivegrove Residential Sales and Lettings Limited is a member of UKALA Total Loss CMP which is a client money protection scheme, and also a member of The Property Ombudsman (TPO) and Property Redress Scheme (PRS) which are redress schemes. You can find out more details by contacting us directly.

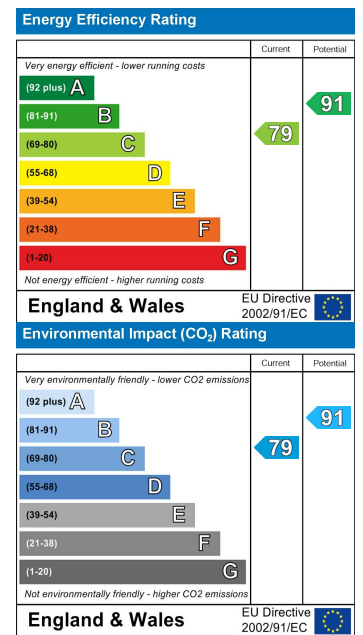


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.