



## Bell-Reeves Close, Stanford-Le-Hope

£1,100 Per Calendar  
Month



- Available now
- Immaculately presented throughout
- 2nd floor one bedroom flat
- Ideally located for Town Centre and railway station 35 mins to Fenchurch Street
- Permit and visitor permit parking
- Lovely size lounge and kitchen
- Double bedroom
- Three piece shower room



## Available Beginning of April

**Immaculately presented one bedroom 2nd floor flat. Ideally located for Town Centre and railway station with links to Fenchurch Street in approximately 35 minutes. Accommodation boasts entrance hall, lounge, kitchen, double bedroom and three piece shower room. The property also has permit parking and visitor parking permit.**

Enter the building via secure intercom entry. Stairs to all floors.

Entrance hall gives access to all rooms.

Shower room 6' x 7'4 comprises, larger than average shower, wash hand basin and close coupled wc. Tiling to walls. Tiled flooring.

Double bedroom 12'4 x 8'0 double glazed windows. Sliding door fitted wardrobe.

Lounge 14'1 x 10'1 offers wooden style flooring. Smooth ceiling with ample spotlighting. Double glazed window.

Kitchen 10'10 x 6'0 has a range of high gloss wall and base mounted units with matching pan size storage drawers. Complimentary worksurfaces housing sink drainer with swan neck mixer tap. Continuation of flooring. Double glazed window. Electric hob, encased electric oven.

The property has permit parking plus visitor permit

Council Tax Band: B

Local Authority: Thurrock



#### THE SMALL PRINT:

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Council Tax? A helpful guide, but double-check before signing—numbers like to surprise.

#### Tenancy Fees

Holding Deposit: 1 week's rent to say "we like you."

#### Security Deposit:

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

#### Other Fees:

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

Property Management - All properties managed by Property Stop, not us. More info: [www.property-stop.com](http://www.property-stop.com).

Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



