



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

111 Daiglen Drive, South Ockendon, Essex RM15 5EH
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M & P Estates are delighted to offer To Let, as the landlord's sole agent, this well presented and maintained One Bedroom First Floor Flat situated on the popular development of Danbury Crescent in, South Ockendon, Essex. The property is ideally located for transport links including Junction 30 M25, A13, A127 and Ockendon Station c2c Fenchurch Street line and local shopping facilities are available at Lakeside and Bluewater Shopping Centres.



**DANBURY CRESCENT
SOUTH OCKENDON
ESSEX
£650 PCM
TO LET**

-  **ONE BEDROOM**
-  **SECURITY ENTRY PHONE SYSTEM**
-  **UPVC DOUBLE-GLAZED (where specified)**
-  **VIEWINGS AVAILABLE FROM 12 Feb 2015**
-  **ENERGY EFFICIENCY RATING 'B'**
-  **ADMIN FEE £200 + VAT – ADDITIONAL APPLICANT OR GUARANTOR £50 + VAT**
-  **FIRST FLOOR FLAT**
-  **FITTED KITCHEN**
-  **ELECTRIC HEATING**
-  **COMMUNAL PARKING**
-  **COUNCIL TAX BAND 'A'**

MPE00943



Company Registration No. 3748259. V.A.T. registration. No. 761454920

Accommodation comprises:-

Entrance Door

Hardwood fire door leading in to hallway.

Hall

Coved smooth painted ceiling, painted walls and carpet. Wooden door leading in to airing cupboard housing hot water cylinder and providing additional storage.

Lounge

14' x 10' 3 (4.27m x 3.13m)

Glazed wooden door, smooth painted ceiling, painted walls, UPVC double-glazed window to rear aspect, wall-mounted electric heater and carpet.

Kitchen

10' 11 x 5' 10 (3.32m x 1.79m)

Fitted with a number of eye and base level units with rolled edge worktop surfaces, inset stainless steel sink and drainer unit with mixer tap, inset electric hob with stainless steel extractor over and built-under electric oven. Wooden door, smooth painted ceiling, painted walls, UPVC double-glazed window to rear aspect and vinyl flooring.



Bedroom

12' 6 x 10' 10 (3.8m x 3.3m)

Wooden door, smooth painted ceiling, painted walls, two UPVC double-glazed windows to front aspect, wall-mounted electric heater and carpet.



Bathroom
7' 4 x 5' 10 (2.24m x 1.77m)

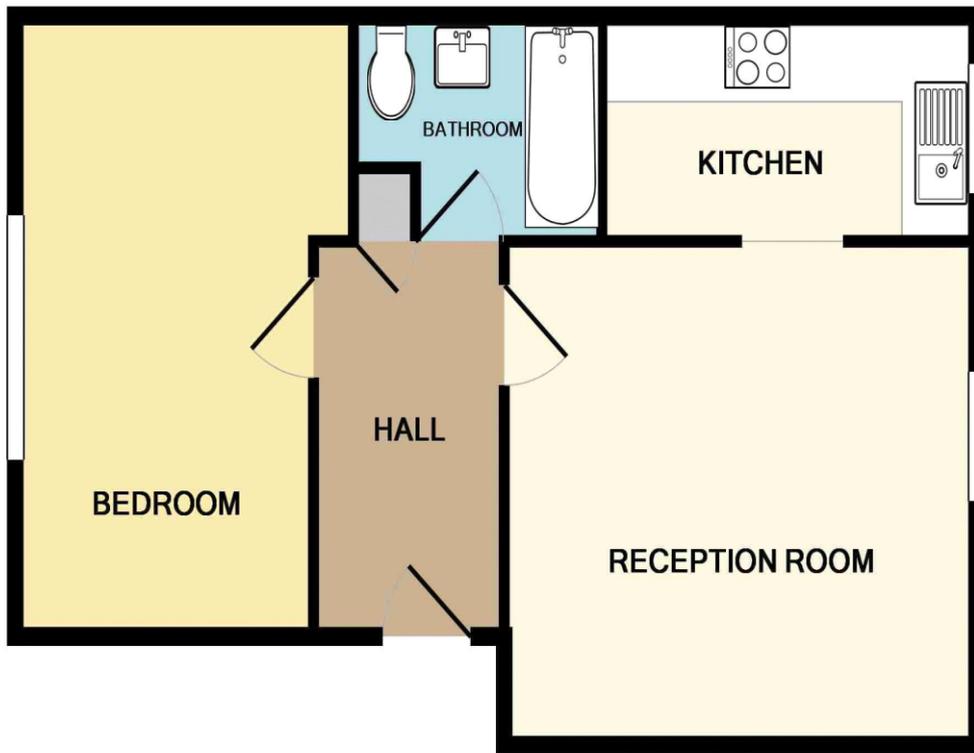
Three-piece bathroom suite comprising a panelled bath with mixer tap and electric shower over, wash hand basin set on to a vanity unit and a low flush WC. Wooden door, smooth painted ceiling, painted walls with splashback tiling to bath area, extractor fan and tiled flooring.



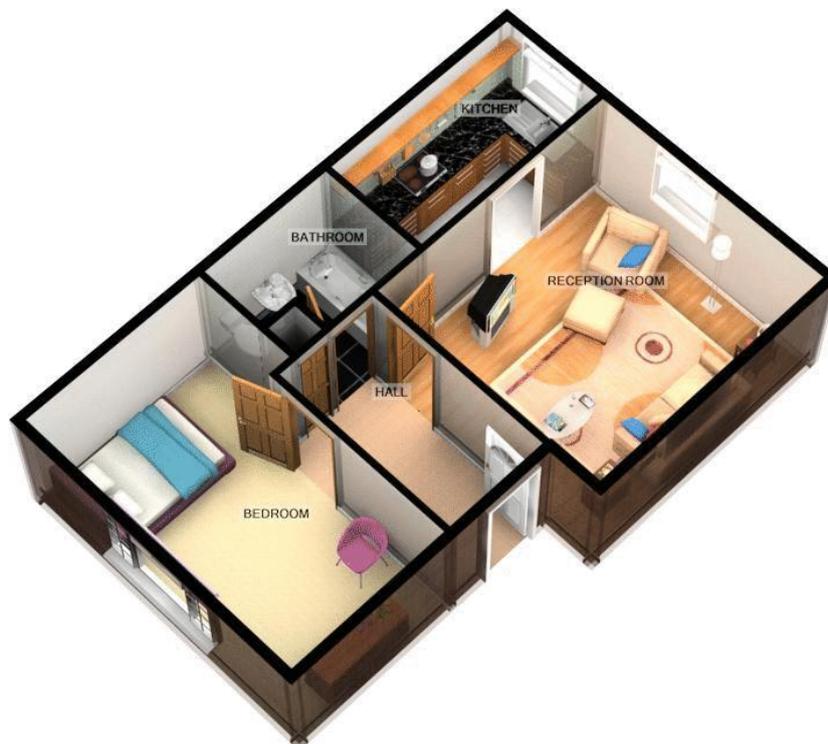
Exterior

Communal parking for residents.

VIEWING BY APPOINTMENT VIA M&P ESTATES
Telephone:- 01708 851909



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2015



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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M & P ESTATES ADMINISTRATION FEES

The following information is just a brief guide to understanding the steps of letting a property through our company. **We advise you before entering into the reference process to check your own credit file to ensure that there are no default notices or county court judgements, as this will affect your ability to rent a property.**

- 1 Having found the property of your choice you will be required to complete our reference forms and provide us with **photo ID (passport / visa or driving licence), proof of address dated within the past 3 months (bank statement, utility bill or driving licence) and your past 3 months / 12 weeks pay slips.** If you require a guarantor, the guarantor **will also need to provide all forms of identification specified above.** We use a referencing company called Rent4Sure. They will search 7 years credit profile and 3 years address history (see 10 – suitable ID and 11 – employment status).
- 2a An administration fee of £200.00 + VAT totalling £240.00 will be required in addition with the paperwork in point (1) above. Once this administration fee has been paid the property will be taken off the market for 5 working days whilst your application is assessed.
- 2b For any additional tenant to be referenced we will require a further payment of £50.00 + VAT totalling £60.00.
- 3 Once the references have been sent back to us, a date for you to move in will be arranged..
- 4 You will be provided with a draft contract and tenants information pack before moving in. It is advised that the tenants read this document before signing, as once signed this contract becomes legally binding.
- 5 Payment of the first months rent and damage deposit must be paid three days before the start date of the tenancy. The damage deposit will be lodged with the Deposit Protection Service if a Managed property, but if a Let Only the landlord may use an alternative.
- 6a Tenants will be responsible for payments of gas, electricity, water, sewage, council tax and all other services.
- 6b If **ALL** paperwork that has been created for the tenant, including the inventory, is produced and the tenant changes their date, a fee of **£25.00** + VAT will be incurred for administration costs.
- 7 All rents are to be collected by standing order or bank transfer only. If the tenant makes payment by cash direct into our bank or by credit or debit card, an administration charge of £10.00 will be levied.
- 8 Renewal of the tenancy agreement, after the initial fixed period, will be at a cost of £50 + VAT, this payment will be taken once you have agreed to renew. Renewal will not take place unless this payment is made.
- 9 On move out we carry out a detailed move out report on the property at a cost of £60 + VAT, however, this cost is shared on a 50/50 split between the landlord and the tenant, therefore, the fee to the tenant will be £30 + VAT which will be payable when you give your notice and cannot be deducted out of your deposit.

10 ID

We require photo ID which can be in the form of a passport, current full driving licence or certification from either a doctor or solicitor. If you hold a passport that is outside the UK then we will need to check your immigration status before we can proceed with an application.

11 Employment Status

We understand that people are employed in many different ways but for referencing criteria the following applies:-

If you are employed you will pay PAYE and have a contract of employment.

If you are self-employed and work for yourself or a contractor we will require an accountants reference to prove your earnings. If you do not use an accountant we will need to see sight of SA302 forms, which state your earnings.

We will use the net income or net profit figure for the purposes of carrying out the financial referencing. We cannot use the gross figure.

If you are employed by a company, either M & P Estates or Rent4Sure will contact your HR or Personnel Department. The following information will be required:-

- 1) Is the applicant in permanent employment
- 2) Employment start date
- 3) Employment end date
- 4) Is the applicants contract greater than the lease term
- 5) Are the salary details as stated
- 6) Salary as reported
- 7) Confirmed job title

12 Refunds

Refunds will be given in the following circumstances:-

- 1) If you have been referenced and met all the criteria and the landlord pulls out of the transaction, you will be refunded in full.
- 2) If your financial reference carried out by Rent4Sure fails you will be charged £60 + VAT of your administration charge with the remainder being refunded to you.
- 3) If your references fail due to the fact that you have failed to disclose adverse credit, **you have not provided the specified forms of identification**, or you have provided false information in order to obtain a rental property, then none of the administration fee will be refunded.
- 4) **The full fee is non-refundable if you withdraw from the transaction.**

We, therefore, strongly urge you to complete the forms fully and correctly.

If you are unsure about the content of these instructions, we would advise you to take advice from either a solicitor or the Citizens Advice Bureau.

Energy Performance Certificate



181, Danbury Crescent, SOUTH OCKENDON, RM15 5XA

Dwelling type:	Mid-floor flat	Reference number:	8124-7421-2220-0754-5902
Date of assessment:	04 September 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	04 September 2014	Total floor area:	38 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 966
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 84 over 3 years	Not applicable
Heating	£ 519 over 3 years	£ 519 over 3 years	
Hot Water	£ 363 over 3 years	£ 363 over 3 years	
Totals	£ 966	£ 966	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

