



Smarts Lane, Loughton

£1,950 PCM

- Two-bedroom terraced cottage
- Sitting room/dining room
- Bespoke Fitted Wardrobes
- Convenient Location
- First Floor shower room
- Shaker Style kitchen
- Delightful South Westerly Garden

Smarts Lane, Loughton

Petty Son & Prestwich are privileged to offer this delightful two bedroom cottage with off road parking, ideally located within the vicinity of the stunning Epping Forest and Loughton High Road with its eclectic mix of restaurants, bars and Supermarkets including Marks & Spencer. Loughton Central Line Station is just 0.3 miles away.



Council Tax Band: D



On approach, the cobbled front driveway, sash shuttered windows and immaculate exterior all give a nod to the character of property's past and on stepping inside, one can fully appreciate the standard of accommodation on offer, all presented in a neutral colour pallet.

The sitting/dining room features an attractive stone fireplace with gas fire, giving the room a cosy feel on colder evenings whilst the storage cupboards are enhanced by bespoke cabinetry.

Moving into the kitchen, which enjoys pretty garden views and lots of sunshine, the Shaker style cabinets are complemented by contracting work surfaces and integrated appliances.

On the first floor you will find two double bedrooms, both with shuttered windows and bespoke fitted wardrobes. A fully tiled shower room fitted with white suite and natural light from the skylight completes the accommodation.

A South Westerly garden commences with a stone patio area, perfect for al-fresco dining in the summer months with plenty of space for a table and chairs. Railway sleeper retaining walls lead to the lawn, bordered by mature shrubs and trees, whilst a storage unit and garden shed provide a useful space for garden equipment.

Available Now

Unfurnished

EPC Rating: C76

Council Tax Band: D

1 Week Holding Deposit: £450

5 Week Total Deposit: £2250

Reception Room

22'12" x 9'10"

Kitchen

11'6" x 9'10"

Bedroom

11'6" x 9'10"

Bedroom

10'6" x 9'10"

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 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 key(s) or other security device(s).

Variation of Contract (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.