HUNT & NASH

Est.1938 www.huntandnash.co.uk




# 1 Cherry Tree Court Cherry Tree Road

## Beaconsfield, HP9 1FZ

**£1,850 PCM**

2 | 2 | 1 | C | **Tax Band D**

* ARLA AGENT * Spacious, well presented two double bedroom first floor apartment in an exclusive gated development conveniently placed for swift access to the M40 and all local amenities. Offered unfurnished and available early December. EPC Energy Rating C. Council Tax Band D. Holding Fee £426.92 Tenancy Security Deposit £2134.60. To view please contact 01628 522568.







## Rental Property Information

Available: Early December

Rent Payable: £1850 pcm

Holding Fee: £426.92 One weeks rent.

Deposit Payable: £2134.60 Five weeks rent, which will be registered into a deposit protection scheme.

The property will remain on the market until the holding fee is paid and the Application form completed. If the tenancy goes ahead the holding fee will be used towards the initial first months rental payment.

To comply with the Anti Money Laundering Regulations a valid Passport or Driving Licence and Birth Certificate is required. Copy of Visitors Visa, if applicable. Utility bill, bank statement or any official correspondence, no more than three months old, confirming your name and address. A mobile phone bill will not suffice.

If you suspect that there may be a problem with your reference/credit check, please inform us in advance and we can discuss. If the Tenant fails the Right to Rent checks, has provided false or misleading information or decides against taking the property, the holding fee will not be refunded.

If you are from the EU, EEA or a Swiss citizen, we will need to clarify your Right to Rent status. Please provide us with your date of birth and a share code, which you can obtain via the Government View and Prove online service. If you require any further information regarding this, please contact us.

All adults permanently residing at the property must complete an Application form and will be fully referenced. Permitted occupiers, over the age of 18 years, must be credit checked. If a Guarantor is required they must also complete a Guarantor Application form and be fully referenced. We must be advised of any adults, who intend to reside at the property for a period of more than 3 weeks.

## Further Tenant Information

Hunt and Nash Manage this property.

No smokers, or pets at the property.

Council Tax Band: C

Mobile/Internet services for this property can be found on https://checker.ofcom.org.uk
For risk of flooding check - https://check-long-term-flood-risk.service.gov.uk/risk#

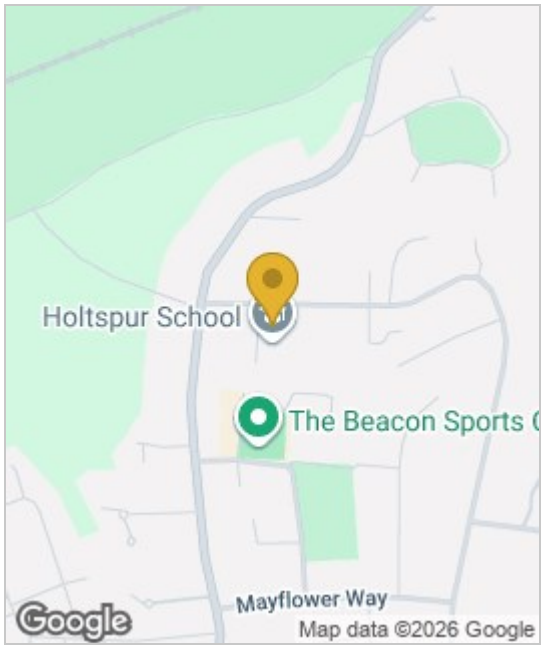
Material information regarding this property is available on request.

If you require any cleaning, improvements or repairs to the property these MUST be advised in writing/email BEFORE completing the Application form.

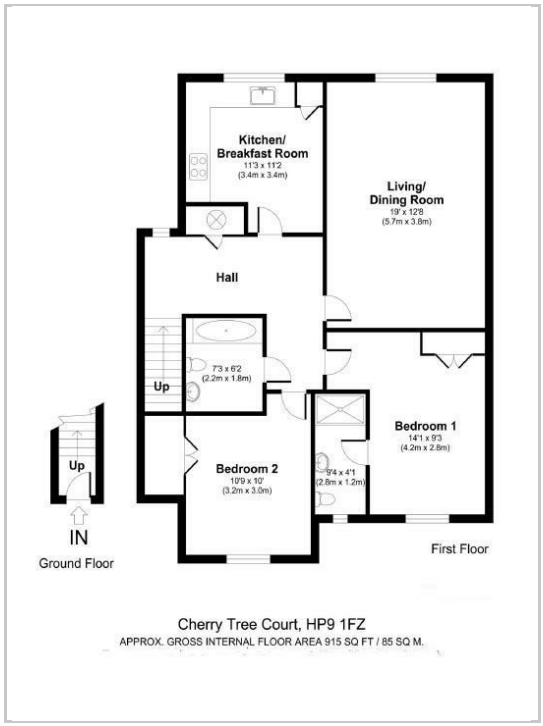
If you wish to rent this property, please request the Tenant Information Pack.

Anti Money Laundering Regulations require all successful tenants to produce valid documentation before receiving a lease agreement to sign. Any personal data collected by Hunt and Nash will only be used for the purpose of preventing money laundering and terrorist funding and further information is available on request, as required, under Article 13 of the GDPR.

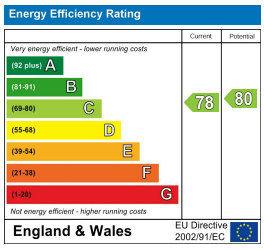
## Area Map

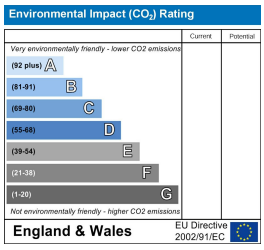



## Floor Plan




## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.