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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



The White Flat Queenborough Road, Southminster, Essex CM0 7AB
£1,000 PCM

AVAILABLE IMMEDIATELY is this well presented first floor apartment situated within the heart of Southminster, within walking distance of local shops, restaurants and mainline railway station.

Deceptive living accommodation commences with an entrance on the ground floor with a staircase leading to a hallway which in turn provides access to two double bedrooms, family bathroom and a kitchen/breakfast room which opens to a lounge/diner. Energy Rating D.
Online Enquiries Only







GROUND FLOOR:

ENTRANCE:
Glazed entrance door, staircase up to:-

HALL:
Access to loft space, built in storage cupboard, doors to:-

BEDROOM ONE: 11'8 x 10'4 (3.56m x 3.15m)
Windows to side and rear, radiator.

BEDROOM TWO: 10'3 x 6'10 (3.12m x 2.08m)
Window to side, radiator.

FAMILY BATHROOM:
Heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin with tiled splash back and wall mounted cabinet over and close coupled WC.

KITCHEN/BREAKFAST ROOM: 11' x 10'1 (3.35m x 3.07m)
Window to side, radiator, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor hood over and oven below, space and plumbing for fridge/freezer and washing machine, tiled splash backs, wall mounted boiler, arch opening to:-

LOUNGE/DINER: 11'9 x 14'2 > 11' (3.58m x 4.32m > 3.35m)
Two windows to rear and further window to side, radiator.

PARKING:
Driveway providing off road parking for two vehicles.

COUNCIL TAX BAND:
Tax Band A.

LETTINGS INFORMATION:
You will be required to complete a PRE-LET APPLICATION and once this has been supplied we will contact you to arrange a viewing if required, usually by agreement with the owner or present tenant.

A credit reference agency will carry out relevant checks, this will include details of your bank, employment, (accountant, if you are self employed), they will also carry out a credit check THIS WILL BE CARRIED OUT ONLINE.

So as to satisfy the RIGHT TO RENT and ANTI-MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address.

Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, PET /ALTERATIONS/WORKS request forms, returned fully completed and signed, without these we are unable to proceed with your proposed rental. COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application. In the event of the parties proceeding with the tenancy, the holding deposit will form part of the move in monies payable by you before you move in. Unless informed otherwise, it will be taken against the Rent payable. This will be requested via our Platform partner Goodlord.

One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit.

If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable.

A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent and property condition by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein, Church and Hawes are members of the tenancy deposit scheme. N.B. Both the deposit together with the first month's rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details). You cannot collect the keys until monies are received.

CASH IS NOT ACCEPTABLE. PLEASE DO NOT SEND FUNDS UNLESS REQUESTED TO DO SO.

Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office. Our Lettings Management office can be contacted at 4 High Street, Maldon, CM9 5PJ. 01621 878417 or lettings@churchandhawes.com.

AGENTS NOTE:
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Tenants should satisfy themselves as to the property's condition and features during their viewing.

SOUTHMINSTER:
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station (approx. 65 mins at peak times). The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.



