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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



St. Marys Court Mill Road, Maldon, CM9 5FT

£950 Per month

ONLINE APPLICATIONS ONLY NESTLED CLOSE TO THE HIGH STREET in the charming town of Maldon, this one-bedroom ground-floor apartment is now available for immediate occupancy. Perfectly suited for individuals or couples seeking a comfortable and convenient living space, this property boasts a modern and inviting atmosphere.

Upon entering, you will find a spacious open-plan kitchen and living area, ideal for relaxation and entertaining. The newly fitted shower room has further enhanced this home The property also benefits from a residents secure parking area. The location is particularly advantageous, as it is just a short stroll from Maldon High Street, where you can explore a variety of shops, cafes, and local amenities. Additionally, the picturesque promenade is nearby, offering a lovely setting for leisurely walks and outdoor activities. With an EPC rating of C and a Council Tax Band A, this apartment is not only appealing but also efficient in terms of energy consumption and affordability. Keys are readily available for viewings.







Communal Entrance
Door into communal hall access to:

Entrance Hall
Telephone entry system, wood effect flooring, doors to further accommodation including:

Bedroom 10' x 9'11 (3.05m x 3.02m)
Double glazed windows to front and side, electric heater, coved to ceiling.

Newly fitted Shower Room 6'6 x 5'3 (1.98m x 1.60m)
Double length shower, wash hand basin with mixer tap and vanity unit, low level w.c., extractor fan, wood effect flooring.

Open Plan Kitchen/Living Area 24'8 x 10'7 (7.52m x 3.23m)
Double glazed window, electric heater, coved to ceiling, Kitchen area with a range of units, wood effect flooring, cooker and extractor, stainless steel sink drainer unit set into work surface, space and plumbing for washing machine, space for fridge/freezer, cupboard housing immersion heater.

Agents Lettings Notes
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. 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.









