



105 Leslie Park, Burnham-On-Crouch, CM0 8SY

£950 PCM

****ONLINE ENQUIRIES ONLY** AVAILABLE MARCH**** Set within a quiet cul-de-sac on one of Burnham's most favoured modern developments is this extended one bedroom house. The property is positioned favourably within walking distance of Burnham's historic High Street and it's array of pubs, restaurants and sailing clubs as well as further amenities including supermarket, doctors surgery, post office, schools and railway station which offers direct links into London Liverpool Street. Deceptively spacious living accommodation commences with an entrance porch opening to a living room which in turn leads to a kitchen and dining area at the rear. The first floor then offers a landing leading to an impressively sized double bedroom with built in wardrobe and bathroom. Externally, the property enjoys the benefit of a well presented rear garden with storage shed while off road parking is on offer via an allocated space at the rear of the property. Interest in this property is expected to be high so an early inspection is strongly advised. Private working tenants preferred. Energy Rating C.



FIRST FLOOR:

LANDING:

Double glazed window to rear, radiator, cupboard housing hot water cylinder and boiler, access to loft space, staircase down to ground floor, doors to:-

BEDROOM: 11'1 x 9'5 (3.38m x 2.87m)

Double glazed window to front, radiator, built in wardrobe.

BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, tiled walls and floor.

GROUND FLOOR:

ENTRANCE PORCH:

Part obscure glazed entrance door to side, double glazed window to front, opening to:-

LIVING ROOM: 11'3 x 8'2 (3.43m x 2.49m)

Double glazed window to front, two radiators, staircase to first floor, open plan to dining area at rear, arch into:-

KITCHEN: 7'8 x 6'4 (2.34m x 1.93m)

Double glazed window to rear, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring gas hob with extractor hood over and oven below, space for washing machine and fridge/freezer, part tiled walls, tiled floor.

DINING ROOM: 9'1 x 8'10 (2.77m x 2.69m)

Double glazed entrance door and window to rear, radiator.

EXTERIOR:

REAR GARDEN:

Low maintenance garden commencing with a paved patio seating area leading to remainder which is predominantly bark chipped with timber storage shed and rear access gate leading to:-

PARKING:

One allocated parking space in area at rear of property.

FRONTAGE:

Small low maintenance frontage with path to front entrance door.

COUNCIL TAX BAND:

Tax Band B.

LETTINGS INFORMATION:

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we shall be pleased to arrange viewings of the properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours. Properties are currently offered for letting on an AST for 6 or 12 months. This will change in the coming months due to the "Renters Rights Act" A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, 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, REFERENCE FORMS, PET / DECORATING request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM 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, we usually receive approval within two or three working days but please allow at least seven.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved.

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.

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. A 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.

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. At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Property Mark Client Money Protection Scheme.

BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

AGENTS NOTES:

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. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

