



D'arcy Court, Maldon, Essex CM9 5UY  
£1,350 PCM

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*ON LINE ENQUIRIES ONLY!\*\*** A STUNNING OPPORTUNITY has arisen to rent this impressive TWO BEDROOM first floor modern apartment situated within CLOSE PROXIMITY TO MALDON'S HISTORIC HIGH STREET. Hosting a wealth of features to include En-Suite serving the master bedroom, bathroom plus AN IMPRESSIVE OPEN PLAN LOUNGE/KITCHEN/DINING AREA. Externally the property boasts allocated parking space plus communal gardens. Early internal viewing comes highly advised. Energy Efficiency Rating B. Council Tax Band C. Please note the photo's are library photo's from 2022. **\*\*Please note no pets are permitted due to the terms of the Head Lease.\*\***



### Entrance Hall

Entrance door, radiator, coved to ceiling, two built in storage cupboards, security entry phone system, doors to:

### Master Bedroom 13'1" x 12'9" (3.99 x 3.89)

Double glazed window to rear, radiator, coved to ceiling, fitted wardrobe with mirror fronted doors, door to:

### En-Suite

Fitted with a white coloured suite comprising of low level w.c, wash hand basin with mixer tap, ladder towel rail, tiled corner shower cubicle with wall mounted shower unit, extractor fan, coved to ceiling, inset lighting to ceiling, light with shaver point.

### Bedroom 2 9'0" x 9'0" (2.74 x 2.74)

Double glazed window to rear, radiator, fitted wardrobes with mirror fronted doors, coved to ceiling.

### Bathroom 6'7" x 6'5" (2.01 x 1.96)

Bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, radiator, tiled splash backs, extractor fan, inset lighting to ceiling, light with shaver point.

### Open Plan Kitchen/Lounge 26'8" x 16'0" > 11'9" (8.13 x 4.88 > 3.58)

This impressive open plan living space incorporated French doors to front onto Juliette balcony, double glazed window to front, two radiators, inset lighting to kitchen area, built in Zanussi four ring hob, Baumatic extractor hood, built in Hotpoint oven, cupboard housing wall mounted boiler, drainer sink unit with mixer tap set into work surfaces, range of fitted base and wall mounted units, television and telephone points, coved to ceiling.

### Exterior

Allocated parking space for one car, communal gardens.

### Lettings Information For Tenants

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](mailto: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.

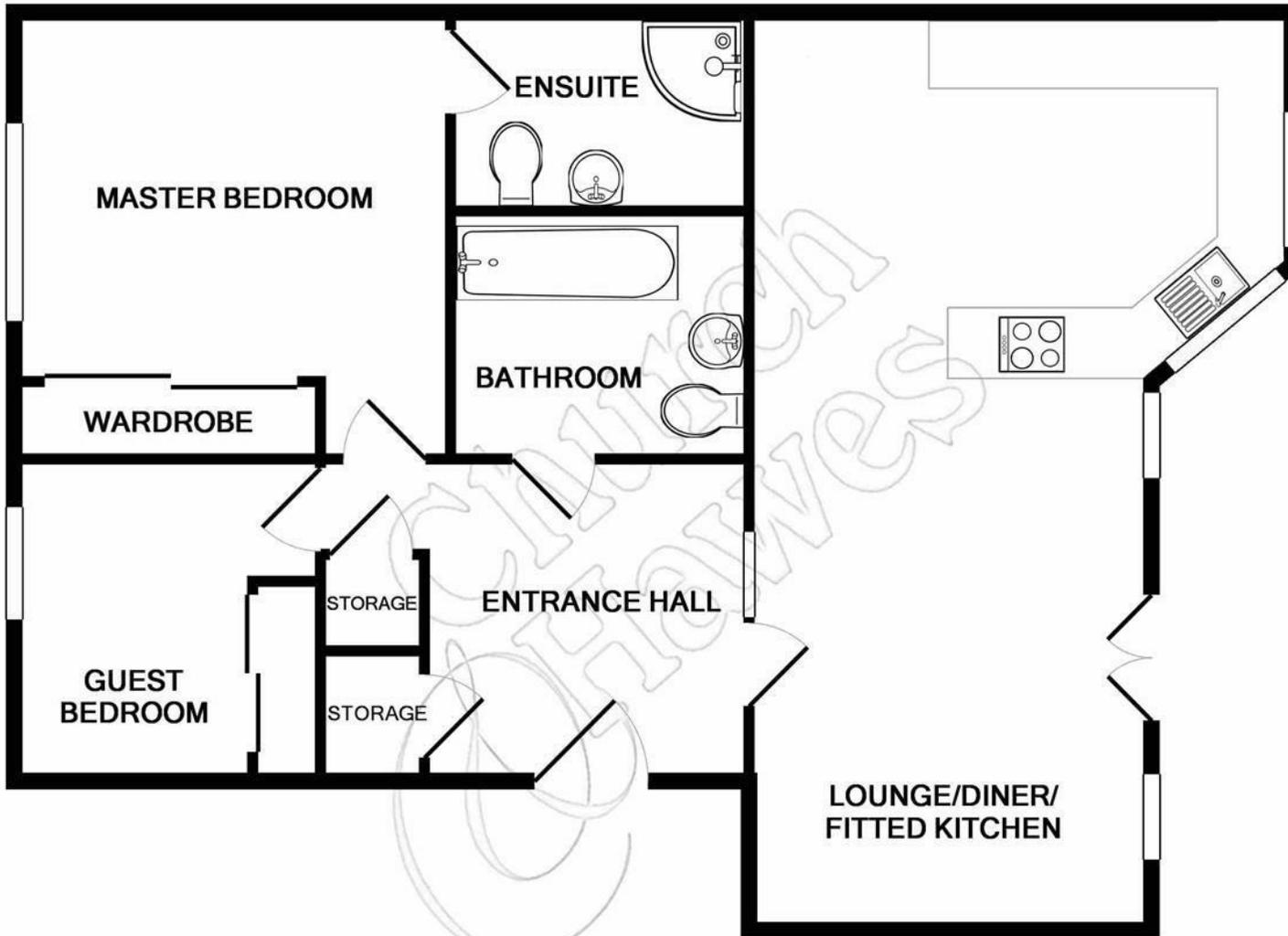




**HOUSE RULES**

- forgive even when its hard
- welcome friends and family
- laugh a lot
- close it if you open it
- put things away
- smile and be happy
- have courage and be kind
- sharing is not allowed
- give hugs
- respect one another
- pick it up if you drop it
- enjoy the little things
- remember to turn things off
- have fun & try new things
- sit down to eat
- always tell the truth
- keep your promises
- be grateful
- and love each other!





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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