



Tallow Gate South Woodham Ferrers



CALL 01245 326445 TO VIEW
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Registered Office: 3—11 Reeves Way, South Woodham Ferrers, Chelmsford CM3 5XF

TO LET

- ONE BEDROOM
FIRST FLOOR FLAT
- 21 ft LOUNGE/DINER
- SECURED
ALLOCATED PARKING
- CLOSE TO A12
- CLOSE TO TOWN
- CLOSE TO TRAIN
STATION

**A DILAPIDATION
DEPOSIT OF
£740.00
IS REQUIRED**

£640.00 PCM





Available in mid March is this spacious, one bedroom first floor flat, situated in the heart of South Woodham Ferrers, located just a 2 minute walk to South Woodham town centre and 20 minutes to South Woodham Ferrers rail station (approximately) this is great for someone who is looking for a central location with great transport links.

Property comprises of:

- Large entrance hall with phone entry and one storage heater. Access to airing cupboard.
- Master bedroom (double) with white built in wardrobes / dresser with lighting.
- Main bathroom - W.C & Sink with Power shower over bath. Fully tiled.
- Lounge/diner - (21 ft) with an electric featured fire place and built in cupboard.
- Kitchen - Leading off lounge white overhead units, electric hob, oven and extractor fan to remain. Space for dishwasher and washing machine.
- Secure allocated parking (car port).
- No pets
- Working tenants only
- Available mid March



TERMS AND CONDITIONS

COSTS: An administration charge will be due when application forms are completed of £100 (inc VAT) per person (£50 per guarantor) together with a £50 holding deposit. **This is not refundable under any circumstances unless the landlord decides to withdraws the property.** This must be paid in full to secure the property for you whilst the references and credit checks are being processed. The £50 holding deposit will be deducted from moving costs.

MOVING IN: On the day the tenancy starts all parties over 18 will be required to attend the office to sign the tenancy agreement and pay the monies due. The balance or dilapidation deposit will be due at the time and the first months rent. All rents thereafter are payable monthly in advance by standing order. Any guarantors will also be required to sign at this time. **All monies payable on the moving in date must be cash or bankers draft.** Applicants claiming Housing Benefit must advise our office when the deposit is placed. On moving in, an additional months rent will be due to be paid at that time, due to delays with the local council on Housing Benefits applications.

REFERENCES: All applicants over the age of 18 that will be residing at the property will need to complete an application form. Any applicants not presently employed will require a guarantor.

VIEWING: Strictly by prior appointment with agents, Essex Properties. Contact us for further information.

DEPOSITS: All dilapidation deposits will be protected under an insurance Backed Scheme for the duration of the tenancy.

Call: (01245) 326445
Email: lettings@essexproperties.co.uk
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