



Tylers Ride South Woodham Ferrers



CALL 01245 428155 TO VIEW
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Director: Kristian A Sullivan

Registered Office: 3—11 Reeves Way, South Woodham Ferrers, Chelmsford CM3 5XF

Member of the Essex Properties Group



TO LET

Features Include:

- 2 bedroom penthouse flat
- Master with en-suite and dressing room
- Part furnished
- Allocated parking
- Bathroom with white suite
- Close to the town centre and train station
- Working tenants only, no pets, no smoking

**A DILAPIDATION
DEPOSIT OF
£1,000.00
IS REQUIRED**

**RENT OF £900.00
PCM**



We are delighted to offer this fabulous penthouse 2 bedroom flat in a very desirable development in the heart of South Woodham Ferrers. Close to all amenities and the railway station with direct rail links to London Liverpool Street.

Penthouse flat close to the town centre, the flat comprises of:

Good size open plan lounge and kitchen with modern beige cupboards and built in oven/hob

Master bedroom with en-suite and dressing room

Second good sized bedroom

Bathroom with white suite

Allocated parking space

Working tenants only

No pets or smoking allowed

Available immediately

Rent of £900.00 pcm

Dilapidation Deposit of £1,000.00



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.

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

3-11 Reeves Way, South Woodham
Ferrers, Essex CM3 5XF