



# MERTON PLACE SOUTH WOODHAM FERRERS



## TO LET

BEDROOMS

BATHROOMS

1

1

### FEATURES

- ◆ Local to town
- ◆ 1 Bed House
- ◆ Detached Garden
- ◆ Fitted Kitchen
- ◆ Central Heating

**DILAPIDATION DEPOSIT**  
**£1,300.00**

**£1,150.00 PCM**



A Beautiful 1 Bedroom house only moments away from **SOUTH WOODHAM FERRERS** town centre. The property is in close proximity to train station and local amenities.

REF: MERTON PLACE

#### PROPERTY FEATURES

- Good sized lounge
- Shared drive
- Detached garden
- Central heating throughout
- Holding fee of £260.00

**\*\*AVAILABLE MID JANUARY \*\***

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**TO VIEW THIS PROPERTY**  
**PLEASE CALL 01245 326443**

#### TERMS AND CONDITIONS

**SECURING THE PROPERTY:** To ensure we secure the property for you, a **Holding Deposit** equal to **one weeks** rent is required. **Holding deposits will be placed towards dilapidation deposits upon successful completion of your application and are non-refundable should the prospective tenant withdraw or mislead Essex Properties during the vetting process.**

**APPLICATION:** Applicants may be subject to full credit check following in-house financial and suitability vetting. Employer and present landlord reference are mandatory and applications will not proceed until references are returned.

**CONTRACT SIGNING:** On the day the tenancy starts, all parties (including guarantors) over the age of 18 will be required to attend our head office to sign the tenancy agreement. Prior to this day Essex Properties must have received the remaining balance being your dilapidation deposit and first months rent.

**All fees must be paid by BACS, bank transfer or cash. We do not hold card payment facilities on site.**

**Viewings are strictly by prior appointment with Essex Properties**

**Deposits will be held by Essex Properties and insured under regulatory deposit protection insurance schemes**

**CALL NOW: (01245) 326443**

**lettings@essexproperties.co.uk**

**Www.essexproperties.co.uk**

**11 Reeves Way  
South Woodham Ferrers  
Chelmsford  
Essex, CM3 5XF**

These particulars do not constitute any part of an offer or contract No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending tenant must satisfy themselves as to the correctness of such statements and these particulars.

Essex Properties is a privately owned company under the ownership and Directorship of Mr K.A.Sullivan.  
Registered in England & Wales under registration number: 07672705. ICO number: Z3321769  
Registered Office: 11 Reeves Way, South Woodham Ferrers, Chelmsford CM3 5XF