

Victoria Court STANFORD-LE- HOPE SS17 0GG

- ELECTRIC HEATING
- LOUNGE/KITCHEN.
- MODERN BATHROOM.
- TWO BEDROOM FLAT.
- UPVC DOUBLE GLAZED.
- ALLOCATED PARKING.
- NO D.S.S.
- NO PETS



Offered for rental from Mid January 2021 at £875.00 per calendar month. This is a two bedroom top floor flat conveniently located for the town centre and mainline station for services to the City. Viewing advised. Features include:

£875 PCM Freehold

**"To view the full lettings particulars,
please visit our website:
www.connollysestates.co.uk"**

ENTRANCE

Entrance via security entry system.

ENTRANCE HALL

Entrance via door to:

HALL

Electric heater. Security entry phone. Modern laminate flooring.

LOUNGE & KITCHEN COMBINATION

LOUNGE AREA: 4.29m x 2.96m (14' 1" x 9' 9"). UPVC double glazed window. Smooth ceiling. Two electric heaters. Power points. Fitted carpet.

KITCHEN AREA: Eye and base level cupboards and doors with roll top work surfaces. Stainless steel sink. Unit housing Diplomat electric oven with ceramic hob & extractor above. Integrated dishwasher. Integrated fridge freezer. Modern tiled walls. Power points. Modern laminate flooring.

MODERN BATHROOM

Suite comprises panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Modern laminate flooring.

BEDROOM ONE

3.48m x 2.97m (11' 5" x 9' 9") into wardrobes. UPVC double glazed window. Smooth ceiling. Electric heater. Storage space. Power points. Modern laminate flooring.

BEDROOM TWO

2.98m x 2.05m (9' 9" x 6' 9") UPVC double glazed window. Smooth ceiling. Electric heater. Power points. Storage cupboard. Modern laminate flooring.

EXTERIOR

Allocated parking.

TENANT INFORMATION

CLIENT MONEY PROTECTION (CMP) Reference- C005415 PROVIDED BY: ARLA
INDEPENDENT REDRESS PROVIDED : TPOs Membership number: NO1199

Holding deposit:

You will be required to pay one weeks holding deposit upfront prior the referencing being carried out, this will then be offset to the first month rent if agreed to by the tenant.

Deposit:

A refundable tenancy deposit capped at no more than five weeks in clear funds prior signing the tenancy agreement, upon signing the tenancy agreement we will then register the deposit with the deposit protection service acting in lines with the DPS guidelines.

Rent:

You will be required to pay one month's rent, this must be received in clear funds prior to signing the tenant agreement.

Payment in the event of a default of the tenant:

In event of late payment of rent, charge for payment that has been outstanding for 14days or more and with interest at no more than an annual percentage rate of 3% above the Bank of England base rate for each day that the payment is outstanding.

The act does not affect the landlord's entitlement to recover damages for breach of the tenancy agreement by way of deduction from the tenancy deposit or through the courts or an agent's entitlement to recover damages through the courts for breach of an agreement between them and relevant person.

Payments associated with early termination of the tenancy, when requested by the tenant:

If a tenant requests to leave before the end of their tenancy a landlord or agent is entitled to charge an early termination fee, which must not exceed the loss they have suffered in permitting the tenant to leave early.

Payments on assignment, novation or variation of a tenancy when requested by the tenant capped at £50.00, or reasonable costs incurred if higher:

If the tenant requests a change to their tenancy agreement, for example, a change of sharer, a landlord or agent is entitled to charge up to £50.00 for the administration involved in amending the tenancy agreement or the amount of their reasonable costs, if that is higher. Should the costs involved be higher than £50.00 then we will demonstrate to the tenant that any fee charged above £50.00 is reasonable and provide evidence of this cost through invoices or receipts.

Assignment:

Is the process whereby a person, the assignor, transfers rights, obligations or benefits to another, the assignee for example, where a new tenant take the place of another in a flat share arrangement.

Novation: