

# BARRETT

ESTATE & LETTING AGENTS



Menzies Avenue  
, Laindon, Essex, SS15 6SX

Rental £775 pcm  
1 bedroom Apartment available 20 March 2021

# BARRETT

## ESTATE & LETTING AGENTS

- \* Unfurnished
- \* Electric Heating
- \* One Double Bedroom
- \* Modern fitted kitchen with appliances
- \* Detached Garage
- \* Large lounge / diner
- \* Two Bathrooms with Showers
- \* Own Balcony
- \* Parking Space
- \* Double Glazed

### Description

Barrett Estate & Letting Agents are pleased to offer for rent this spacious and well maintained one bedroom first floor apartment situated in this sought after residential area. The property also benefits from having its own detached garage. Call now to arrange your viewing and avoid disappointment as it will not stick around for long. Available Mid March.

The deposit required is £894.23

### Further Information

Charges for the Tenant 1. A refundable deposit equivalent to one weeks rent will be payable by the tenant to secure the property. Should the tenant not proceed with the property or if the tenant fails our referencing procedure then this amount is not refundable. 2. An advance payment of the remaining first months rent is due once references are approved. If the tenant does not then proceed, deductions from this amount will be made to cover the loss of Landlord's rental income and will be calculated on a daily basis. 3. Damage deposit equal to five weeks rent. (To be paid on or before the start of the tenancy.)

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-91)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Property Ref: inst-7649  
IMPORTANT INFORMATION

Creation Date: 17/02/2021

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Barrett Property Management, 2021. Barrett Property Management Registered in England No.