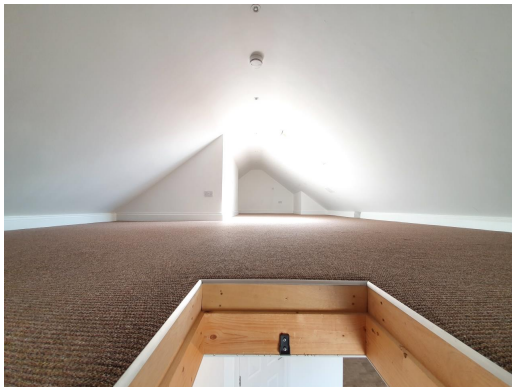


# BARRETT

ESTATE & LETTING AGENTS



Rayleigh Road

, Eastwood, Leigh-on-sea, Essex, SS9 5HU

Rental £795 pcm

1 bedroom Flat / Apartment available 05 March 2021

Rayleigh - 155 High Street, Rayleigh, Essex, SS6 7QA / Wickford - 3a London Road, Wickford, Essex, SS12 0AW  
01268 774676 / [www.barrettestates.com](http://www.barrettestates.com)

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- \* Unfurnished
- \* One Double Bedroom
- \* Good Size Lounge
- \* Converted, usable loft room
- \* Shower room / w.c
- \* Parking Space
- \* Modern fitted kitchen with oven & hob

## Description

SPACIOUS FIRST FLOOR APARTMENT WITH HUGE LOFT ROOM... Situated in this sought after location. This property benefits from its own extremely large loft room (with heating, lighting and a velux window), PARKING SPACE and has been finished to a very high standard throughout. This property is available early March for 12 months (renewable). Sorry no pets. The Landlord is unable to accept applicants in receipt of Housing Benefit due to their mortgage stipulations. Facebook: BarrettsRayleighWickford  
Twitter: @Barrettproperty

The deposit required is £917.31

## 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 equivalent to three weeks 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		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Creation Date: 13/01/2021

Property Ref: inst-6850  
IMPORTANT INFORMATION

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.