

# BARRETT

## ESTATE & LETTING AGENTS



### Crosslands Court

, 5 Daws Heath Road, Rayleigh, Essex, SS6 7QJ

Rental £925 pcm

1 bedroom Flat / Apartment available 01 May 2024

Barrett Estate and Letting Agents Ltd – 155 High Street, Rayleigh, Essex, SS6 7QA – 01268 774676

Registration number 05390649 (Registered in England & Wales) VAT Number 442 2888 82

Registered address – 162-168 High Street, Rayleigh, SS6 7BS

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- \* Unfurnished
- \* One Double Bedroom
- \* Large Open plan Lounge / Kitchen / Diner
- \* Modern fitted Kitchen with appliances

- \* Electric Heating
- \* Allocated parking space
- \* sought after location
- \* Shower Room / W.C

- \* Available Beginning May

### Description

Step inside this excellent one bedroom first floor flat situated in this most convenient location, within a 5 minute walk to high street and within a 15 minute walk to Rayleigh station. The property further benefits from having its own allocated parking space. Available Beginning May, Call now to arrange your viewing and avoid disappointment. Council Tax Band – B Floor Area - 516 ft 2 / 48 m 2 Electricity Supply – Mains standard Gas Supply – Mains standard Water Supply – Mains standard Sewerage – Mains standard Heating – Gas central heating Broadband • Basic 16 Mbps • Superfast 80 Mbps • Ultrafast 1000 Mbps Mobile Signal

Property Ref: inst-9138

IMPORTANT INFORMATION

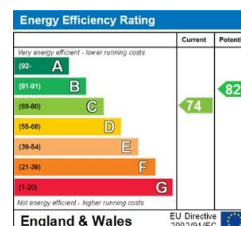
The deposit required is £1,067.30

### 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.



Creation Date: 19/04/2024