

BARRETT

ESTATE & LETTING AGENTS



Hamlet Court Road (Bedroom 3)
, Westcliff-on-sea, Essex, SS0 7DE

Rental £450 pcm
1 bedroom House Share available Now

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- * Furnished
- * One Double Bedroom
- * Shared Kitchen and appliances
- * Shared Shower room / W.C
- * Shared Garden
- * Parking available to the front of the property
- * Gas Central Heating
- * Two Garden Areas

Description

DOUBLE BEDROOM AVAILABLE... On the first floor of this recently re-furnished 6 Bedroom house. This house share is situated within easy walking distance of both Westcliff Station & Southend Victoria station as well being close to all local shops & amenities. Each bedroom will benefit from modern furniture and each applicant will benefit from the shared facilities, such as FIBRE BROADBAND, a NEW KITCHEN, new shower rooms, free view tv point, Cleaner for communal areas once a week, Laundry facilities & a driveway for 2 cars (first come first served basis). Available end October for 6 months (renewable). Sorry no pets.

The deposit required is £450

The bills included in the rent are Council Tax / Rates, Electricity, Gas, Telephone and Water

Further Information

Charges for the Tenant 1. Administration Fee equal to £275.00 including V.A.T 2. Additional applicants or guarantors are charged at £125.00 including V.A.T (1 & 2 are to be paid once application forms have been supplied to the tenant, this amount is non-refundable.) 3. An advance payment equivalent to one month's rent is due once references are to hand. If you do 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. 4. Damage deposit equal to one and a half months rent. (To be paid on or before the start of the tenancy.) 5. Deposit registration fee of £25.00 payable upon signing of tenancy (non-refundable). The above are all to be paid by cleared funds. Debit cards are accepted.

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

Creation Date: 30/11/2020

Property Ref: inst-6402
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, 2020. Barrett Property Management Registered in England No.