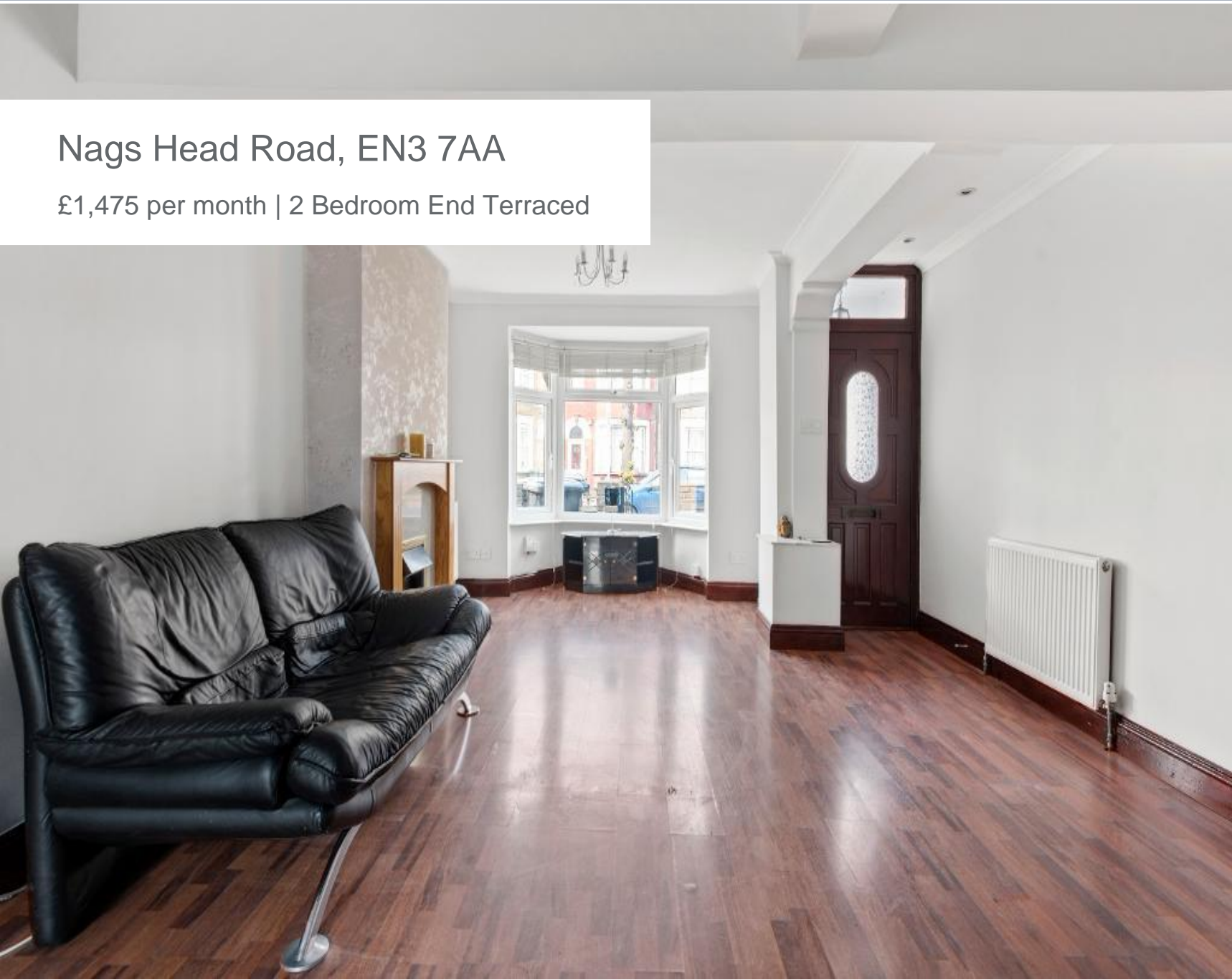




Nags Head Road, EN3 7AA

£1,475 per month | 2 Bedroom End Terraced





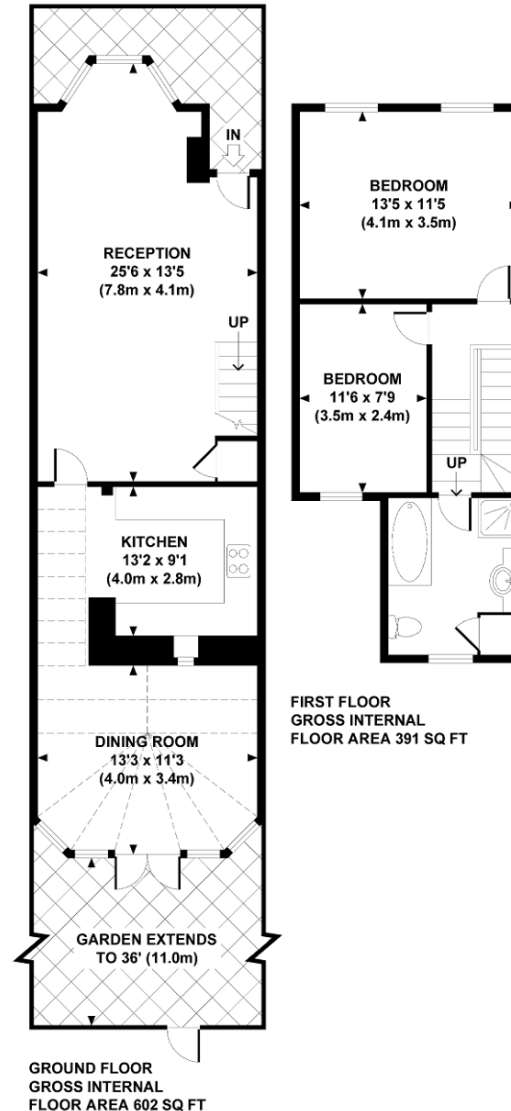
Nags Head Road, EN3 7AA

£1,475 per month | 2 Bedroom End Terraced

A refurbished two bedroom end of terrace house finished with bright, neutral decor. This house features a large living room with wood floors and plenty of space to dine. There is a modern integrated kitchen with all appliances leading to a large conservatory/breakfast room with lots of natural light affording access to a well maintained rear garden.

On the first floor there are two ample bedrooms, luxury bathroom with shower cubicle and attic access for further storage.

Nags Head Road has a central location that is just moments from Ponders End local shopping centre with a 24 hour Tesco superstore, independent shops and restaurants. The area is well served by numerous local bus routes and Southbury Road Overground Station for convenient access to Liverpool Street/City. There is a choice of good local schools in the vicinity with the open spaces of Durants Park and Southbury Leisure Centre with its excellent facilities also close by.



APPROX. GROSS INTERNAL FLOOR AREA 993 SQ FT / 92.3 SQ M



Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- Administration Fee £100 inclusive of VAT per property.
- A minimum of a four weeks deposit must be paid in advance for all short let rentals that exceed 60 days duration.
- For short let rentals, all moving in monies have to be paid in advance for the duration of the tenancy.
- Long/Short Let Rentals - Mid tenancy to end of tenancy
- Tenant/Occupant change Fee £100 + VAT per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held by Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

An administration fee of £300 will be payable upon creation of a legally binding tenancy agreement. Should you wish to terminate your tenancy before the end of the term and the landlord agrees that you can terminate early, you will be responsible for the repayment of the pro-rata commission paid in advance by the landlord for the unexpired portion of the tenancy, unless you are exercising a break clause which is contained in your tenancy agreement.

It is your obligation to obtain written consent from the landlord for any change in the identity of the tenants. Upon receipt of this consent Ashmore Estates Limited will draw up a tenancy agreement for signature by all parties. An administration fee of £100 will be charged for this service.

An administration fee of £25 will be charged for each letter sent by Ashmore Estates Limited regarding late or non-payment of rent or administration charges.

An administration fee of £130 is applicable to all Guarantor tenancy applications.

