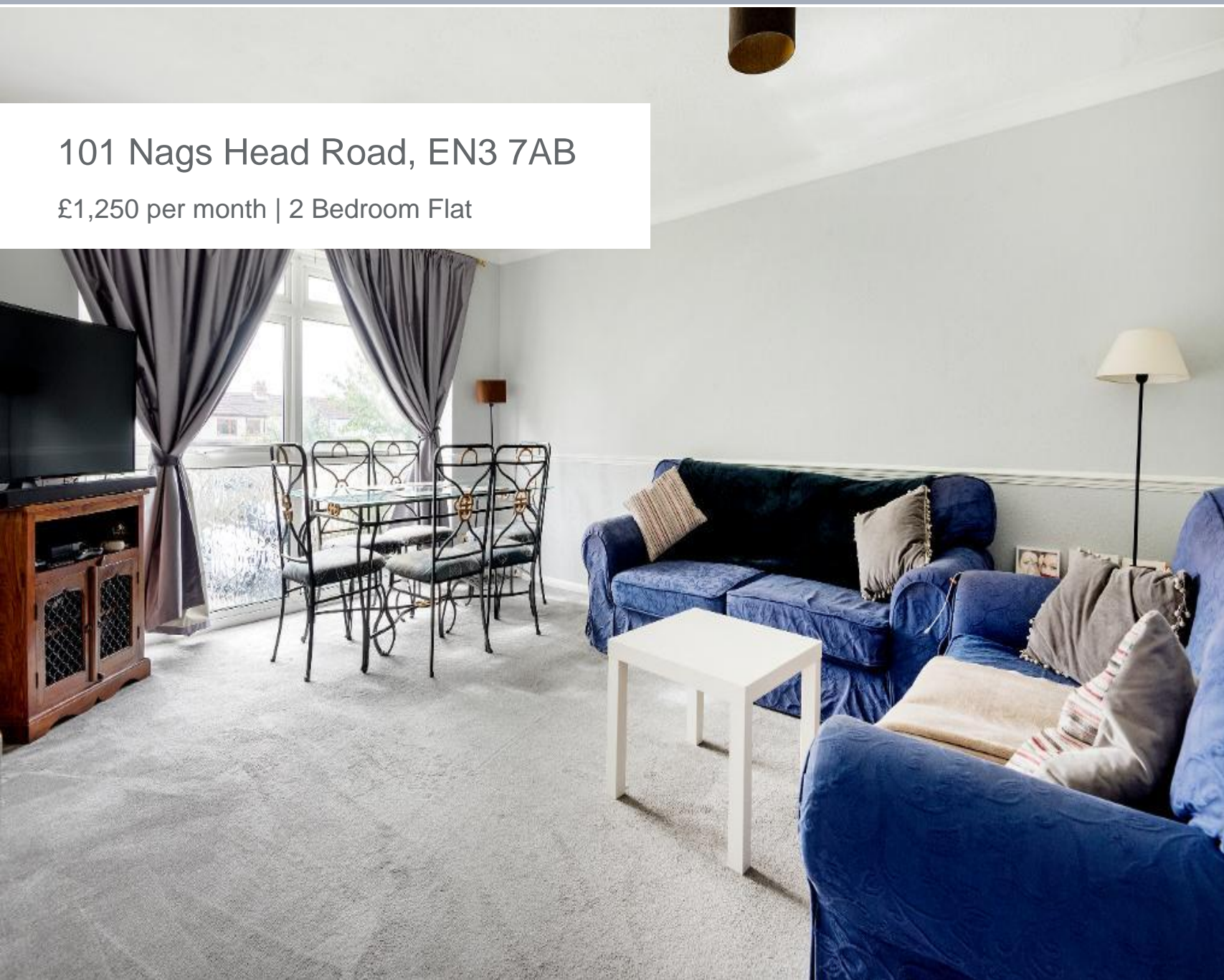




101 Nags Head Road, EN3 7AB

£1,250 per month | 2 Bedroom Flat





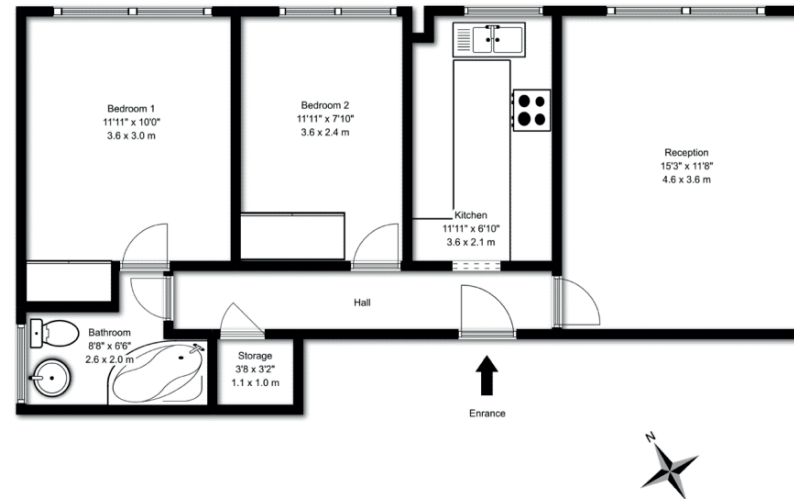
101 Nags Head Road, EN3 7AB

£1,250 per month | 2 Bedroom Flat

A two bedroom flat located on the first floor of this secure, modern block. This bright and airy flat has two ample bedrooms with fitted storage, living room with dining area, newly fitted bathroom and fully equipped kitchen with dishwasher and microwave. There is also the added benefit of 2 very large storage vaults, secure allocated parking for 1 car and double glazing throughout.

Thanet House has an excellent location being just a short walk from Ponders End High Road with its numerous bus routes, shops and restaurants. Southbury Road or Ponders End mainline stations are close to hand (Liverpool Street, 25 minutes). There are also a wide range of schools within the vicinity and leisure facilities at nearby Southbury Leisure Centre and the open spaces of Durant's Park.

Approx. Gross Floor Area: 54 sq. meters • 582 sq. feet



1st Floor



Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- 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 £50 per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

Should you wish to terminate your tenancy before the end of the fixed 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 Residential will draw up a tenancy agreement for signature by all parties.

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

Long/Short Let Rentals - Mid tenancy to end of tenancy.

Tenant/Occupant change Fee £50 per person

Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

