



# Sten Close, EN3 6WX

£1,300 per month | 2 Bedroom Flat





## Sten Close, EN3 6WX

£1,300 per month | 2 Bedroom Flat

A well appointed two bedroom flat located on the 1st floor. This flat offers a well proportioned living room with space to dine and river side views leading to a separate kitchen with washer/dryer.

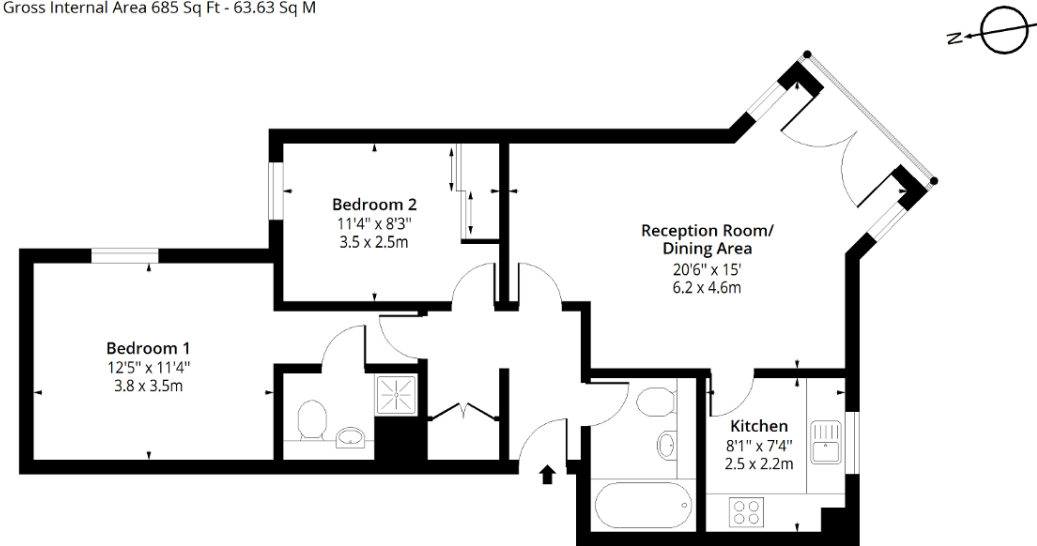
There is plenty of fitted storage throughout, main bathroom, ample second bedroom and main bedroom with river side views and en-suite bathroom. Allocated residents parking is also available.

Enfield Island Village is well served by local transport with Enfield Lock Rail Station just a short walk away offering convenient access to Tottenham Hale in just 10 minutes and Liverpool Street in 28 minutes. Local bus routes are 121 and 491 serving the local and surrounding areas.

On site amenities include a Tesco Express supermarket, two gyms, green spaces and attractive views of the River Lee and the main shopping facilities on nearby Hertford Road.

## Webley Court, EN3

Approx. Gross Internal Area 685 Sq Ft - 63.63 Sq M



**First Floor**

Floor Area 685 Sq Ft - 63.63 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.



## 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 + VAT 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 + VAT 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).

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		