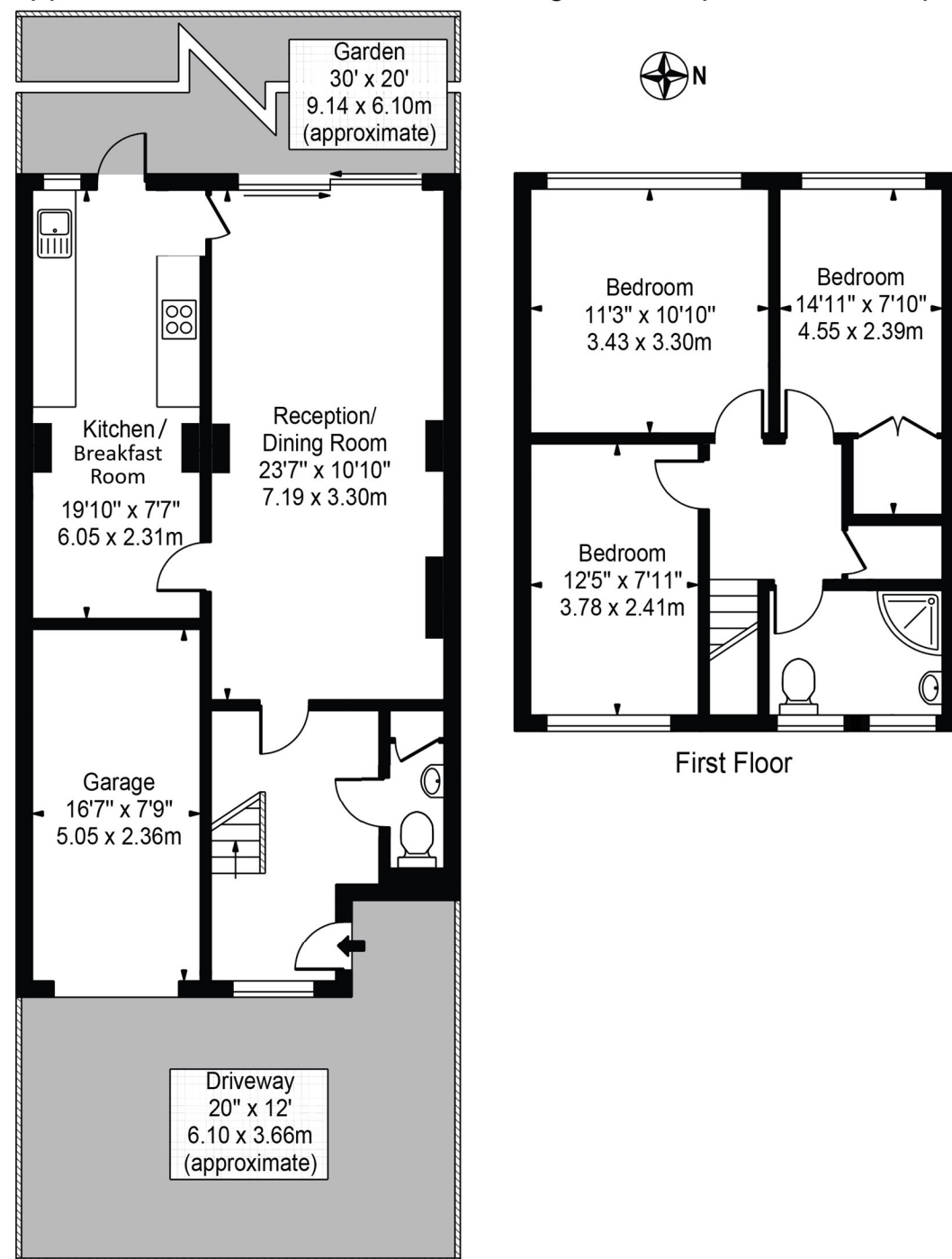


## High Meadows

Approx. Total Internal Area 1127 Sq Ft - 104.70 Sq M

(Including Garage)

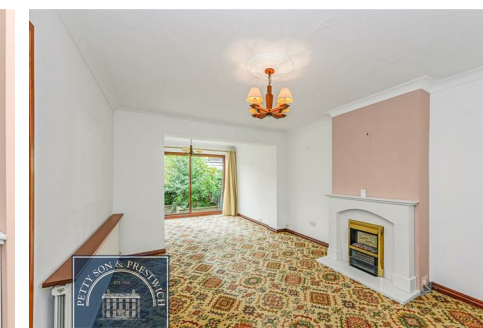
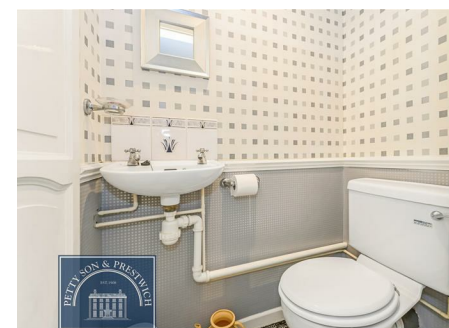
Approx. Gross Internal Area Of Garage 128 Sq Ft - 11.92 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## High Meadows, Chigwell

£2,200

- Terraced house
- Three bedrooms
- 23'7 Lounge/diner
- Ground floor W.C
- Off road parking for two cars
- Quiet cul-de-sac
- Fully tiled shower room
- Kitchen/breakfast room
- Integral garage
- 0.4 Miles to Limes Farm Junior School & Grange Hill Station

# High Meadows, Chigwell

Petty Son and Prestwich are delighted to offer for rent this three bedroom, mid-terrace house in a quiet cul-de-sac.



Council Tax Band: D



Ideally positioned approximately 0.4 miles from both Limes Farm Junior School (Ofsted rated 'Good') and Grange Hill Station, this property is perfectly suited to families and commuters alike. Manor Road lies just 0.3 miles away on foot, offering a convenient parade of independent retailers, including a local mini-supermarket, catering to everyday needs with ease.

The ground floor opens into a spacious and welcoming entrance hall, with a conveniently positioned guest W.C. discreetly set away from the main thoroughfare. A striking through lounge/dining room, extending to an impressive 23'7", is enhanced by expansive floor-to-ceiling sliding doors that open directly onto the private rear garden, creating a seamless flow between indoor and outdoor living. Two separate access points lead through to an equally generous kitchen/breakfast room.

To the first floor, the property offers three well-proportioned bedrooms, alongside a fully tiled shower room, completing the accommodation. The property further benefits from off-street parking for two vehicles, in addition to an integral garage - well suited for secure parking or substantial storage.

Available now

Unfurnished

Council Tax Band: D

EPC Rating: D60

1 Week Holding Deposit: £507.46

5 Week total Deposit: £2538.46

**NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019\***

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the

tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contact (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees