



**MOLYNEUX**  
ESTATE AGENTS - VALUERS - SURVEYORS

6 Ddol Awel, Parc Hendy, Mold, Flintshire, CH7 1TU  
Rent £895 pcm      Deposit £1,341  
Holding Deposit £205



**DESCRIPTION:** Molyneux Lettings are delighted to offer this lovely 3 Bedroom Semi Detached property in Parc Hendy. Situated in a great location within walking distance of the town centre facilities and amenities, this property has the benefit of gas central heating and double glazing, the accommodation comprises: Entrance porch, hallway, lounge/diner, fitted kitchen, bathroom/w.c. Gardens, a single garage and Off road parking. No Pets. Council tax band C. EPC rating C. Rent £ 895 .Deposit £1,341.

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**GAIL MURRAY – RESIDENT PARTNER**

**Viewing by arrangement through Mold Office**

**Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088**

Opening hours 9.00am-5.00pm Monday – Friday 10 am – 2 pm Saturday

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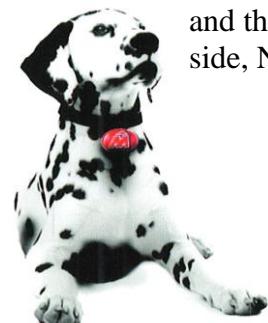
**DIRECTIONS:** From the Mold Office turn left and proceed to the traffic lights turning right into the High Street, continue up the High Street, going straight ahead at the 2nd set of lights and then turn left into Clayton Road, continue down turning right (opposite the junior school) and the left into Parc Hendy, follow the road up and Ddol Awel will be seen on the right hand side, No 6 will then be found on the right towards the head of the cul de sac.



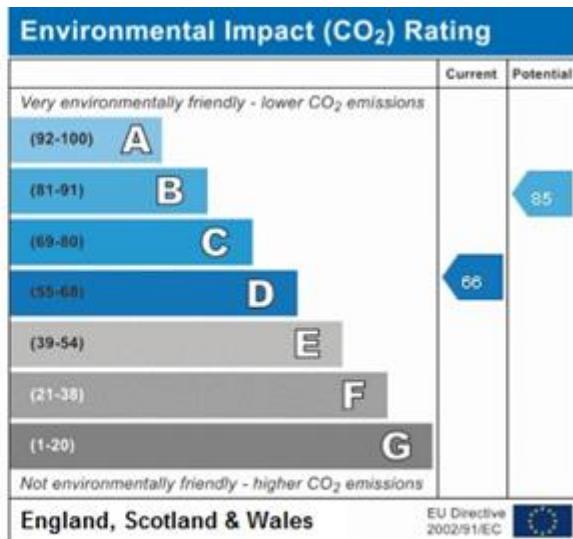
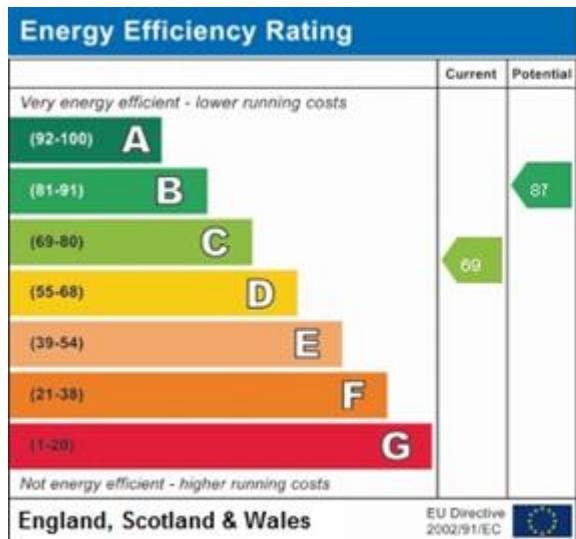
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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182   Wrexham Office: 01978 262275   Mold Office: 01352 758088  
Holywell Office: 01352 712271







Address:

6 Ddol Avel, Nr 4, CH7 1TU

# TENANT FEES SCHEDULE

## NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 SEPT 2019



[www.molyneux-estateagents.co.uk](http://www.molyneux-estateagents.co.uk)

**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, 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).

**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 rent due under the tenancy until the start date of the replacement tenancy. These costs will be more than the maximum amount of rent outstanding on the tenancy.

**Rent Arrears / Returned Payments**  
£12.00 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 3% above the Bank of England Base Rate from the Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

**Missed appointments**  
Where the actions of the tenant results in a missed appointment, the tenant is liable for the agent's time in remedying the situation which is charged at £36.00 (inc. VAT) per hour plus any actual costs incurred (such as contractor charges).

**Avoidable or purposeful damage to the property**  
Tenants are liable to the actual cost of remedying any damage incurred (as detailed in a contractor's invoice) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.

**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) plus the agent's costs in obtaining any necessary permissions, sourcing providers and travel costs which will be charged at £36.00 (inc. VAT) per hour.  
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.

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

### CLIENT MONEY PROTECTION:

[www.propertymark.co.uk](http://www.propertymark.co.uk)



### INDEPENDENT REDRESS:

[www.tpos.co.uk](http://www.tpos.co.uk)

