

Norville

16916



MOLD

£800 pcm

Norville, Gwernaffield Road, Mold, Flintshire, CH7 1RQ
£800 pcm Deposit £862 Holding deposit £133 16916



DESCRIPTION: Situated in a popular and convenient location is this generous size 2 bedroom detached bungalow which has internal accommodation to briefly comprise entrance hall, lounge, fitted kitchen with integrated appliances, 2 bedrooms bathroom and separate wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are low maintenance gardens to the front and rear, a drive providing off road parking, carport and single garage. Flintshire County Council Tax Band D, EPC rating D, Rent £800 pcm, Deposit £1,200 Holding Deposit £185, NO smokers, NO pets.

GEORGE A 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 10.00am – 4.00pm Saturday

DIRECTIONS: From the agents Mold office turn right and proceed to the mini roundabout taking a left turn and continue to the main roundabout taking the 3rd exit onto the Denbigh Road, proceed to the mini roundabout turning left onto the Gwernaffield Road and follow the road until the property will be noted on the right-hand side via the Molyneux for sale sign.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



WWW.EPC4U.COM

TENANT FEES SCHEDULE



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

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

propertymark

INDEPENDENT REDRESS:

www.tpos.co.uk

