

5 Hawker Road, Sealand, Deeside, CH5 2GP  
Rent £975 pcm      Deposit £1,460  
Holding Deposit £224



**DESCRIPTION:** An opportunity to occupy a fantastic, well presented 2 bedroom mid terraced house, having generous living accommodation to include, entrance hall, w.c, lounge, kitchen/diner being fitted with an array of contemporary fitted cabinets and integrated appliances. To the first floor are two bedrooms, one of which boasts an en-suite bathroom/w.c and the second an en-suite shower room. Externally, there is parking for 2 vehicles and a communal path to the end of the block gives access to a private path which leads to the rear garden. This pathway is locked and extensive allowing for the storage of bikes etc. The rear garden is laid to lawn with a patio area. EPC rating B, FCC Tax Band C, Rent £975 pcm, Deposit £1,460. Holding Deposit £224. NO Smokers, NO Pets. **VIEWING HIGHLY RECOMMEDED**

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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 10.00am – 2.00pm Saturday

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**DIRECTIONS:** Turn right out of the agents Mold Office and take the 2nd exit heading towards Wrexham. At the Wylfa roundabout, take the 1st exit and at the next roundabout take the 2nd exit signposted Queensferry. Proceed in the direction of Queensferry and take the exit for Chester. At the roundabout take the 2nd exit passing The Amantola Indian Restaurant on your right. Take the next left onto the new development, proceed to Anwyl site office and turn right into Bayley Road. Take the next right onto Hawker Road where the property will be found on the left and can be identified by the Molyneux To Let board.





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# 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)

**propertymark**

### INDEPENDENT REDRESS:

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

