

54 Chapel Street, Ponciau, Wrexham, LL14 1SE
Rent £650 pcm Deposit £975
Holding Deposit £149



DESCRIPTION: Situated in a popular village location is this generous size 2-bedroom End terraced property which has internal accommodation to briefly comprise lounge, dining area, fitted kitchen, downstairs bathroom and to the first floor there are 2 bedrooms. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front and rear. Council Tax band B, EPC rating D. No smoker, No Pets

LOCATION: Situated in a popular village location with easy access to Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

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

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed down to the second exit for Rhostyllen, at the roundabout take the 3rd exit and continue until Fennant Road will be noted on the right hand side, turn right and proceed up Fennant Road taking a left turn into Chapel Street and the property will be seen in a short distance on the right hand side the Molyneux for sale sign.



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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



TENANT FEES SCHEDULE



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)

Early Termination of a Contract would be considered by the agent/landlord and negotiations on any cost will be determined on the individual circumstances. However it should be noted that there is no guarantee that the landlord will agree to a proposed early termination and where no such agreement is made, the tenant (contract-holder) will remain liable for the total sums as required in the occupation contract. The Landlord is fully within their rights to expect to be paid for the entirety of the tenancy.

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 for the actual cost of replacing any lost key(s), lock or other security device(s) as evidenced by a receipt or invoice. Where a third party contractor undertakes the replacement of the key or other security device or the change, addition or removal of the lock, the "actual Cost" includes the cost of the contractors labour as evidenced by an invoice or receipt.

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

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1/2

TENANT FEES SCHEDULE



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Clause 19.4 – Occupation Contract - The Contract-Holder shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key not without the Landlord's prior written consent, such consent not to be unreasonably withheld. If the Contract-Holder changes the supplier of the utilities then he must provide the name and address of the new supplier to the Landlord or their Agent immediately and ensure that the account is returned to the original supplier at the termination of the Contract. To indemnify the Landlord for any costs reasonably incurred by the Landlord in reinstating the facilities for the supply of utilities commensurate with the facilities that exist as at today's date. **Tenant responsible for actual cost as evidenced by an invoice or receipt.**

Clause 19.5 – Occupation Contract - In the event of any supply of water, gas, electricity, telephone or internet services to the Premises being disconnected in consequence of the non-payment by the Contract-Holder of the whole or any part of the charge relating to the same or as a result of any other act or omission on the part of the Contract-Holder, then the Contract-Holder shall indemnify the Landlord for any costs reasonably incurred in reconnecting or resuming those services. **Tenant responsible for actual cost as evidenced by an invoice or receipt.**

Clause 20.3 – Occupation Contract - Where, due to the Contract-Holder's breach of contract, a lock to the Premises must be changed, added or removed, or a key, or other security device which secures access to the Premises must be replaced, the Contract-Holder shall pay to the Landlord the material costs and, if applicable, Contractor costs of remedying the same. The Landlord shall provide an invoice or a receipt as evidence of loss. **Tenant responsible for actual cost as evidenced by an invoice or receipt.**

Clause 27.6 – Occupation Contract - The Contract-Holder shall indemnify the Landlord for any loss arising from the failure of the Contract to keep a mutually agreed appointment to complete the check-out procedures at the termination or sooner ending of the Contract which, for the avoidance of doubt, shall include indemnifying the Landlord for any costs incurred in arranging a second check-out appointment. If neither the Contract-Holder nor their Agent shall keep the second appointment any assessment made by the Landlord or the Landlord's Agent shall be final and binding on the Contract-Holder.. Should the Landlord or their Agent fail to attend such appointment the Contract-Holder's reasonable costs incurred in attending the Premises will be met by the Landlord - **Tenant responsible for actual cost as evidenced by an invoice or receipt.**

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

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2/2

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