

Flat 5, Wellington House, Wellington Street, Shotton, Deeside, CH5 1AH
£625 17464



DESCRIPTION Situated in the town of Shotton, this one bedroom flat has the benefit of gas central heating and double glazing. The accommodation comprises of a living room, fitted kitchen with gas cooker and fridge and shower room. Part furnished. Patio at the back of the property. EPC rating D, Flintshire Council Band A. Rent £625, Deposit £937, Holding deposit £143. No Pets, No Smokers

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

DIRECTIONS: From the Mold office, turn right and proceed to the roundabout and take the 2nd exit onto Chester Street/A5119. At the Wylfa roundabout take the 1st exit onto the Mold Bypass A494. At the New Brighton roundabout, take the 3rd exit onto the Mold Bypass A494. Take the slip road to North Wales Expressway A494/A55, exit at B5129 towards Queensferry. At the roundabout take the 1st exit onto Chester Road West. Turn left onto Wellington Street.



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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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

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

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INDEPENDENT REDRESS:

www.tpos.co.uk

