

Apartment 9, Wepre Court, Connah's Quay, DEESIDE, CH5 4QX  
%price% 17625



**DIRECTIONS:** Turn left out of the Shotton office and proceed towards Connah's Quay. Once you have reached the traffic lights turn left into Wepre Drive and continue onto Wepre Park. Follow it round and turn left onto Wepre Lane, continue until you see Wepre Court on your right hand side, turn into the close and the property will be observed straight ahead and identified by the Molyneux to let board.

**DESCRIPTION:** A two bedroom ground floor apartment in a sought after location with off road parking. Property comprises of entrance hall, spacious lounge, fitted kitchen with gas oven, two bedrooms and wet room. Gas central heating and double glazing. Flintshire council tax band B. EPC Rating C. Rent £825. Deposit £1237. Holding deposit £189. Viewings available from Thursday 10th October.

---

**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 9.00am – 4.00pm Saturday

---





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



# 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.tnqs.co.uk](http://www.tnqs.co.uk)

