



## Flat 9 The Phoenix 41 New Street, Chelmsford, CM1 1PT £850

ONE BEDROOM APARTMENT IN THE HEART OF THE CITY CENTRE.... Located within a short walk to just about everything you would expect from a thriving city centre such as a wide variety of shops, restaurants and bars. Great transport links into London Liverpool Street with Chelmsford mainline station just a 5 minute walk away. The university is also within 5 minutes. Internally the bright and airy apartment is available immediately on an unfurnished basis, Varying contract lengths considered. No pets. For viewings simply call.....



### Communal Entrance Hall

Stairs to top floor to flat

### Entrance Hall

Wooden flooring, access to all rooms

### Lounge 15'3 x 17'4 (4.65m x 5.28m)

Carpeted flooring, Juliet balcony to front, window to front, television point

### Kitchen 11'06 x 7'2 (3.51m x 2.18m)

Wall and base units, integrated oven, cooker and hob, inset sink and drainer, space for other appliances

### Bedroom 9'6" x 12'10 (2.90m x 3.91m)

Juliet balcony to rear, carpeted flooring, television point, built in cupboard

### Bathroom 5'2 x 7'6 (1.57m x 2.29m)

Panelled bath, low level WC, wash hand basin, part tiled walls

### External

Resident parking space available on request

### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

### Deposit

A deposit, equal to SIX WEEKS of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition of the property and all breaches of the tenancy agreement.

N.B. Both the deposit together with the first months rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details), Bankers Draft or printed Building Society Cheque. Any personal cheque will necessitate 5 working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE.

### References

Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished. REFERENCES Details of your bank, employer, (accountant, if you are self employed) personal referees and any previous landlord are required. Also a credit check will be made and when you return the forms to us please bring a form of ID being either a driving licence, or a utility bill (no more than three months old) showing your current address, passports are not acceptable. Without these we are unable to proceed with your proposed rental. Your application will then be processed by a Reference Agency, and we usually receive approval within two or three working days but please allow at least seven.

These costs for Reference Checks are NON-REFUNDABLE and are calculated per person over 18 years of age as follows:-

Rent Cost Vat Total

£0-1500 £91.60 £18.40 £110.00

£1501-£2000 £16.60 £23.40 £140.00

£2001-£2500 £141.66 £28.34 £170.00

£2500 AND ABOVE (TO BE CONFIRMED ON APPLICATION)

Further NON-REFUNDABLE charges from the tenant for the preparation of the tenancy agreement and administration charges are £160.00 including VAT. The letting of the property is subject to satisfactory references being received from our Credit Checking Agency and subject to the Tenancy Agreement.

