



TOWN & COUNTRY

8 Foxes Close, Mancot, CH5 2EX

EPC: E 39



PURPOSE BUILT compact flat with DEDICATED PARKING that will consider tenants in receipt of HOUSING BENEFITS.

- Minimum Income £13500
- One Bedroom
- Shower over the Bath
- Ground Floor Flat
- Separate Lounge
- Dedicated Parking

£450 Per calendar month

www.townandcountryproperty.co.uk

22 Chester Road West, Deeside,
CH5 1BX

Tel: 01244 830000
Fax: 01244 811150

homes@tandcdeeside.co.uk

8 Foxes Close, Mancot, CH5 2EX

Details

The flat briefly comprises lounge, kitchen, one bedroom and a bathroom. Outside there is a dedicated parking space. The landlord is happy to consider tenants in receipt of housing benefits but is unable to consider smokers or pets.

A PART MANAGED PROPERTY

Lounge

Separate lounge.

Kitchen

Fitted kitchen with a freestanding cooker and a washer/dryer.

Bedroom

Double bedroom with a built in wardrobe with mirrored doors.

Bathroom

Fitted bathroom suite with shower over the bath.

Additional Information

VIEWINGS:

Strictly by prior appointment with Town and Country - Tel: 01244 830000

OPENING TIMES (Open 6 days a week):

Monday - Friday: 9.00 am - 5:15 pm

Saturday: 10.00 am - 4.00 pm

Bank Holidays: 1.00 pm - 3.00 pm (except Christmas Day and Boxing Day when we are closed)

Should you require any further information on this or any other of our properties please do not hesitate to contact us.

At Town and Country we pride ourselves on providing proactive property management for both tenants and landlords. If you are a landlord looking for an Agent who communicates well and

cares as much for your property as you do then please do not hesitate to speak to our Lettings Manager, Pattie Roberts on 01244 830000.

Tenants if you have any questions please do not hesitate to speak to either Jackie Inglis or Kim Williams on 01244 830000.

Application Process

All successful applicants will need to complete an application form; provide 2 forms of identification and undergo our credit check procedure. There is no charge for this. Tenants will be accepted subject to satisfactory checks and at the discretion of the landlord.

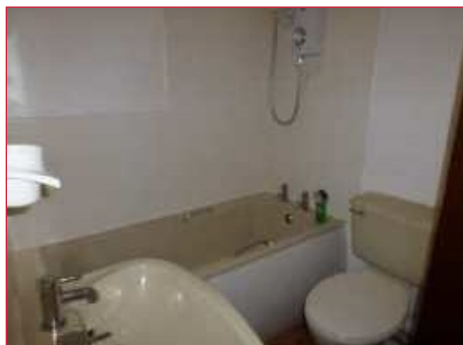
Holding Deposit

A holding deposit (the equivalent of 1 week's rent) will be required. This holding deposit is non-refundable if the prospective tenant withdraws from the property or if an application form contains false information.

Unless otherwise stated all rental properties are let for a term of six months under an Assured Shorthold Tenancy. If at the end of the tenancy the Landlord agrees to renew the tenancy a further Assured Shorthold Tenancy will be offered.



8 Foxes Close, Mancot, CH5 2EX





DIRECTIONS:

OPENING HOURS:

Our usual opening hours are:-
Monday - Friday 9.00 a.m. - 5.15 p.m.
Saturday 10.00 a.m. - 4.00 p.m.
Bank Holidays 1.00 p.m. - 3.00 p.m.
(except Christmas Day, Boxing Day and
Easter Sunday when we are closed).

These particulars were prepared following initial inspection of the property and the descriptive comments are based upon information supplied by the owner to Town & Country Property Services at the time. These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely upon them as statements or representation of fact, but must satisfy themselves, by inspection or otherwise, as to their accuracy. Neither Town & Country nor any person in their employ has the authority to make or give any representation or warranty whatsoever in relation to the property and these particulars are not to be construed as containing any representation of fact upon which any person is entitled to rely. None of the appliances or fixtures mentioned in these particulars have been tested by Town & Country Property Services. All measurements provided are approximate and cannot be relied upon. Floor plans if provided, are not to scale, are for guidance only and cannot be relied upon.

22 Chester Road West, Deeside, CH5 1BX
Tel: 01244 830000 Fax: 01244 811150
homes@tandcdeeside.co.uk
www.townandcountryproperty.co.uk



TOWN & COUNTRY



Would you like
your property
marketed like this?
CONTACT US
01244 830000

We are an independent estate agency partnership established over 20 years.
We have experience in both sales and lettings and handle property throughout
North Wales, Cheshire and beyond.

We pride ourselves on retaining our independence which allows us to get to know you the customer and truly understand your needs and requirements. We're here to help you whether you are selling or buying, letting or renting, because it is as important to us as it is to you.

From one-bedroom studio apartments to large family and executive homes, Town and Country Property Services are the estate agents to use.

Free Valuations

Want to sell or let your property?

Maybe you just want to find out how much it is worth?

If you'd like one of Town & Country's highly experienced valuers to conduct a **FREE**, no obligation appraisal of your property and discuss current market news and trends, please call us on 01244 830000.

Scan this QR code to view our website on your smartphone townandcountryproperty.co.uk



OUR PROPERTIES ARE ALSO MARKETING ON: