



£795 PCM* fees apply
Anchor Court, Argent Street, Grays, RM17 6QN

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COSY ONE BEDROOM FLAT IN GRAYS!

Griffin are pleased to offer for rent this one bedroom flat situated in the popular ANCHOR COURT. Offered partly furnished to include washing machine, fridge/freezer and oven, dining table and chairs and sofa. Modern fitted bathroom and double doors to juliette balcony. Lift access and permit parking within gated area. Do not miss out on this well presented property!EPC: B86

Available 5th MARCH

** IMPORTANT NOTICE FOR ALL INTERESTED PARTIES**

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Application for tenancy (From 01/06/2019)

Should you choose a property through Griffin, you will need to visit the offices (4/6 Queensgate Centre, Orsett Road, Grays, Essex, RM17 5DF).

You will be asked to pay a holding fee of 1 weeks agreed rent price. This will be held for a period of 15 days. You have 15 days to successfully complete the referencing procedure. If successful, you will be permitted to allocate the holding fee (1 weeks rent) to your first months rent upon move in.

Some fees are deemed refundable in circumstances, please check Tenant Fee Ban 2019 for further information or seek legal advice.

A higher rate of rent maybe payable if the landlord agrees to have a pet in the property.

A FULL LIST OF OUR FEES ARE AVAILABLE IN THE OFFICE & ON OUR WEBSITE www.griffin-grays.co.uk
Please note that photographic identification, proof of residency, a full months rent and a five (5) week deposit (amount disclosed upon application) are required before moving into any of the properties listed. Deposits are held in accordance with current legislation. If the rent is in excess of £50,000 per annum, the deposit required will be capped at SIX (6) weeks.

Working tenants must be earning 30 x monthly rent per annum BEFORE any stoppages.

Guarantors must be earning 36 x monthly rent per annum

BEFORE any stoppages and must also be a UK homeowner. Immigration checks may be required to be undertaken by the Agent / Landlord on any or all occupants to comply with the Immigration Act 2014.

Tenancy application terms and conditions can be found in our office and online at :

www.griffin-grays.co.uk

Terms and conditions apply. Energy Performance Certificates Are Available Upon Request.

Client Money Protection: Property Mark - Scheme Member No: C0129352

Redress Scheme: The Property Ombudsman (TPO)

Griffin will employ the services of HelptheMove who will register change of tenancy updates with the supplier of electric, gas , local council and water board. Should the landlord or tenant agree a switch of electric or gas supply through HelptheMove we may receive a payment of up to £5 per transaction.

Griffin (If instructed by a tenant) could earn up to 5% of any removal service offered by our Official Removal Partner - Trunk Logistics LTD

Energy Efficiency Rating

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

EU Directive 2002/91/EC

England & Wales

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

4/6 Queensgate Centre, Orsett Road, Grays, Essex, RM17 5DF

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www.griffin-grays.co.uk