



Hartland Road, Epping, CM16

£1,500pcm

*Hammond
& Smith*

Property Description

AVAILABLE LATE AUGUST IS THIS SPACIOUS THREE DOUBLE BEDROOM FIRST FLOOR APARTMENT. This property is located within walking distance of Epping High Street and Underground Station. Pineview Manor offers substantial communal gardens, residents parking along with a garage en-bloc. The property comprises an entrance hallway, a fully fitted kitchen, family bathroom, three double bedrooms and a lounge/dining room. This apartment also benefits from three balconies throughout the apartment and a secure telephone entry system. The property is available on an UNFURNISHED BASIS.

EPC Rating: C



Key Features

- ✓ AVAILABLE LATE AUGUST
- ✓ THREE DOUBLE BEDROOMS
- ✓ GAS CENTRAL HEATING
- ✓ THREE BALCONIES
- ✓ FULLY FITTED KITCHEN
- ✓ RESIDENTS PARKING
- ✓ COMMUNAL GARDENS
- ✓ GARAGE EN BLOC



Rooms

Communal Entrance

Front Door

Entrance Hallway

10' 9" x 3' 5" (3.27m x 1.04m)

Lounge/Diner

17' 9" x 13' 7" (5.4m x 4.15m)

5.402m x 4.151m max

Fully Fitted Kitchen

10' 2" x 7' 9" (3.11m x 2.36m)

Bedroom One

13' 9" x 12' 1" (4.19m x 3.68m)

Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)

Bedroom Three

10' 3" x 14' 0" (3.13m x 4.27m)

3.138m max x 4.273m max

Family Bathroom

8' 7" x 6' 5" (2.61m x 1.95m)

Balcony x3

Garage En Bloc

Communal Gardens

TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

DATE

The Earliest date the property will be available is the 31st August 2022 subject to references.

HOLDING DEPOSIT

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide mis leading information, also in the instance where the prospective tenants fail to sign the tenancy within 15 calendar days.

DEPOSIT

The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.

FURNITURE

The property is available on an UNFURNISHED basis, although there are white goods included.

UTILITY BILLS

All Utility Payments are responsible for the tenants including Tv Licence and Council Tax accounts. Please refer to your AST for further information.



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