

APARTMENT FOR RENT



Cherrydown East,
Basildon Ss16
Basildon, Essex
United Kingdom

Monthly Rent

£900

Bedrooms	1	Year Built	
Bathrooms	1	Date Listed	01/10/2025
Size	0 Sq M	Listing ID	GL-1641872975
Listed by: Lianza Services Group			

For more information, visit:

<https://www.globallistings.com/6646069>

Overview

Offered to let is this rare ground floor flat with its own street door of Cherrydown East. This home has entrance hallway, open plan lounge/kitchen-diner, large bedroom with fitted wardrobes, attractive three piece bathroom suite, walking distance of Basildon Town Centre and Railway Station. Tenants Information Viewings can be made Monday to Saturday during normal office hours. The more notice we are given the greater chance there is of visiting the property at the time you want. If necessary, visiting the property can be made outside of normal office hours. Permitted Letting Fees For Tenants - Holding Fee: A holding fee of one weeks rent is required prior to commencing the full referencing / credit checks of all parties wishing to proceed with the above property. Paying a holding fee does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the tenancy agreement is signed and executed by both parties. Schedule 2 of the Tenants Fee Bill 2019 - Treatment of holding fees/deposits - governs how we deal with your holding fee. This Schedule applies where a holding fee/deposit is paid to a landlord or letting agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the landlord or letting agent receives the holding deposit/fee - Unless both parties agree otherwise,

this deposit/fee must be returned by the deadline if it is decided by the landlord or letting agent not to proceed with referencing after a holding deposit/fee is paid. This fee must be returned by the deadline or no later than 7 days after a decision is made not to proceed. We may agree with you in writing that a different day is to be the deadline for agreement. This holding deposit/fee can be retained if the applicant(s) provides misleading information, fails Right To Rent Checks, withdraws from the property or fails to take reasonable steps to enter into a tenancy within the agreed timescale.

Rent Deposit: Tenants are required to pay the balance of One Months' Rent prior to moving in, plus up to a maximum of Five Weeks' rent as deposit for properties with a rent of under £50,000 per year and up to Six Weeks' deposit for properties with a rent of £50,000 per year or higher. (As standard we request One Full Months rent as deposit unless the full Five or Six weeks' deposit is requested by the landlord)

Lost Keys / security devices: Tenants are required to pay the reasonable charges incurred for the replacement / re-issue of keys / security devices. This fee should not exceed £25 - £50 but will be justified if costs are higher.

Variation of Contract: Tenants are required to pay £50.00 for any amendment made to the tenancy agreement at their request if agreed with the landlord during a tenancy. This includes removing or adding additional tenants or adding an addendum to the tenancy agreement.

Early Termination (Tenants Request): In the event of a request from a tenant for an Agreement to be terminated before the end of the stated period and only when agreed by the landlord for a new tenant to be found the tenant agrees to pay the reasonable costs to find a new tenant and the remainder of the rent. (A total that will not exceed the maximum amount of rent outstanding on the tenancy)

Tenants Responsibilities Prior To Renting A Property –As part of the referencing process you will be required to pass a fully enhanced credit check as well as an employer's reference/Accountants reference and Landlord reference if you are currently in rented accommodation. You will need to be able to provide: Your last three months bank statements. Your last three months wage slips / P60 to prove your income. A current Bill (council tax, gas or electric bill, bank statement or TV license with your current address on it) to prove where you currently live. Photo identification (passport, UK driving license or identity card) to prove your identity. You must show us your passport to enable us to carry out the Right To Rent Checks. If you do not have a passport you must inform us before proceeding with an application for a property to ensure you have other required documentation to carry out the above checks. For more details and to contact:

Contact

Email

Phone