



Grover Walk Corringham SS17 7LS

- 2 BED FLAT
- DOUBLE GLAZED
- ELECTRIC HEATING
- SPACIOUS LIVING AREA 21' 2" x 19' 0"
- MODERN FITTED KITCHEN
- FULL RANGE OF WHITE GOODS
- EN-SUITE TO BEDROOM ONE
- MODERN BATHROOM
- VIDEO ENTRY SYTEM
- PARKING



Connollys are pleased to offer to the market Grover House, a development of modern 1 and 2 bedroom flats which offer spacious accommodation and top quality interiors. This is plot 6 a two bedroom flat of 876sq ft. Viewing advised. Features include:

£1,000 PCMLeasehold

**"To view the full lettings particulars,
please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	56 56
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

ENTRANCE

Door To:

ENTRANCE HALL

Smooth plastered ceiling with inset spotlights. Built in storage cupboard housing water tank. Wall mounted electric heater. Karndean luxury flooring.

LIVING AREA

6.46m x 5.79m (21' 2" x 19' 0") Dual aspect with large double glazed window to flank and double glazed triple window to rear. Smooth plastered ceiling. Built in cupboard. Two wall mounted electric heaters. TV and telephone points. Karndean luxury flooring.

KITCHEN

Fitted in a range of modern white hi gloss base level cupboards and drawers to two aspects with contrasting rolled edge work surfaces over and with inset stainless steel sink one and a half bowl sink unit and mixer tap. Matching range of full height and wall mounted eye level units to one aspect incorporating stainless steel floating extractor over ceramic hob with separate electric oven below. Breakfast bar. Further integrated fridge/freezer, washer dryer and dishwasher. Tiled splash backs in modern ceramics with under unit lighting.

BEDROOM ONE

5.71m x 3.37m (18' 9" x 11' 1") max. Dual aspect large double glazed window to front. Double glazed window to flank. Smooth plastered ceiling. TV and telephone points. Two wall mounted electric heaters. Fitted carpet. En suite. Smooth plastered ceiling with inset spotlights. Extractor fan. White suite comprises shower cubicle with mixer shower. Wash hand basin set in unit with cupboard below. Low level wc. Heated towel rail. Fully tiled walls (shower board tile effect). Vinyl flooring.

BEDROOM TWO

4.44m x 2.43m (14' 7" x 8' 0") Large double glazed window to flank. Smooth plastered ceiling. Two wall mounted electric heaters. Fitted carpet

BATHROOM

Smooth plastered ceiling with inset spotlights. Extractor fan. New modern white suite comprises paneled bath with mixer shower and glass shower screen. Wash hand basin set in unit with drawers below and mirror above. Low flush wc. Fully tiled walls (shower board tile effect). Heated towel rail. Shaver point. Vinyl flooring.

Allocated Parking

Allocated parking to the rear of the property

TENANTS FEES

Set up fee (Tenants Share)- £300.00 (inc VAT) for up to two tenants. This Fee is For: Referencing up to two tenants (identify, immigration and Visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement. If the references are failed then only 50% of the set up fee will be taken

Additional tenant fee - £60.00 (inc VAT) per additional tenant. This fee is for: Processing the application, associated paperwork and referencing.

Guarantor Fee - £60.00 (inc VAT) per guarantor (if required). This fee is for: Covering credit referencing and preparing a Deed of Guarantee as part of the tenancy agreement.

INFORMATION FOR TENANTS

TENANTS

Before You Move in

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Permitted Occupier Fee – included

This is to explain to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy.

Accompanied Check-in fee - £90 (inc VAT)

This fee is attending the property and checking the inventory and schedule of condition of the property, explaining how appliances function and taking meter readings for utilities and services. No fee applicable if tenant moves in non-accompanied.

Pet Deposit – Returnable additional security deposit of £500.00

This is to cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy.

During Your Tenancy

Amendment Fee – included

This is for contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

Renewal fee (tenants share)– included

This is for contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

Ending Your Tenancy

Check out fee (tenants share)- included

This is for attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit(s).

Future landlord reference fees - £15.00 (inc VAT) per item cost

This is for collating information and preparing a reference for a future landlord or letting agent. This fee will be waived if we are to be landlord's agent for the new property.

Other Fees and Charges

Lost security items - £18.00 (inc. VAT) plus item cost

This is for obtaining necessary permissions, sourcing providers and travel costs.

Out of hours service - £60.00 (inc .VAT) plus any actual costs incurred

This is where the actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate.

Unpaid rent/Returned payments – interest will be charged at 8% above Bank of England Base Rate from date due.

Professional Cleaning (if required) – Charged at £36.00 per hour, which will be deducted from the security deposit.

Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

If you have any questions on our fees please ask a member of staff