



LET AGREED

**DENBIGH COURT, ELLESMERE PORT,
CH65 5DX**

£750 PCM



Spacious two-bed first-floor flat in Stanney Grange with kitchen, large lounge, bathroom, and ideal for singles, couples or a small family.



- First Floor Flat
- Communal Yard & Storage Shed
- New Carpets Throughout
- Gas Central Heating & Double Glazing Throughout

- Walking Distance to Cheshire Oaks Outlet
- Close to Local Schools
- Virtual Tour Available
- Viewings Recommended - Call Today!





ABC Property Shop are pleased to present this spacious two-bedroom first-floor flat, ideally located in the popular Stanney Grange area of Ellesmere Port. Perfect for singles, couples or a small family alike, this property offers generous living space in a sought-after location.

Upon entering, you're welcomed by a well-sized hallway with ample space then the property opens into a larger-than-average lounge, with the adjoining kitchen offering a range of wall and base units, an integrated electric oven and hob, space for a washing machine, fridge freezer, and the added bonus of a built-in storage pantry.

Off the inner hallway, you'll find two comfortable double bedrooms and a family bathroom, complete with bath and overhead shower, wash basin, and WC.

Further benefits include plush grey carpeting throughout, gas central heating, double glazing, a private storage shed in the communal yard, and non-allocated parking to the rear of the property.

Early viewing is highly recommended to fully appreciate the space and value on offer.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

Pets

Pets must be declared on your application form. If permitted at the property, they will be recorded in the tenancy. Additional tenancy terms may apply if pets are accepted. Please confirm pet acceptance before applying.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: A (Cheshire West & Chester)

Deposit: £865

Holding Deposit: £173

Parking options: Off Street

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entrance Hallway

w: 1.19m x l: 2.14m (w: 3' 11" x l: 7')

Composite Entrance Door, Carpeted, Coat Hooks, Electric Meter Cupboard & Fuse Board, Radiator.

Living Room

w: 4.98m x l: 4.47m (w: 16' 4" x l: 14' 8")

Carpeted, Radiator, Storage Cupboard.

Kitchen

w: 2.15m x l: 2.95m (w: 7' 1" x l: 9' 8")

Wall & Base Units, Worktops, Integrated Electric Oven and Hob, Extractor, Sink with Mixer Tap, Storage Cupboard/Pantry, Vinyl Flooring, Radiator.

Hall

w: 1.31m x l: 1.85m (w: 4' 4" x l: 6' 1")

Carpeted, Storage Cupboard Housing Boiler, All Rooms Leading Off.

Bedroom 1

w: 3.1m x l: 4.44m (w: 10' 2" x l: 14' 7")

Carpeted, Radiator.

Bedroom 2

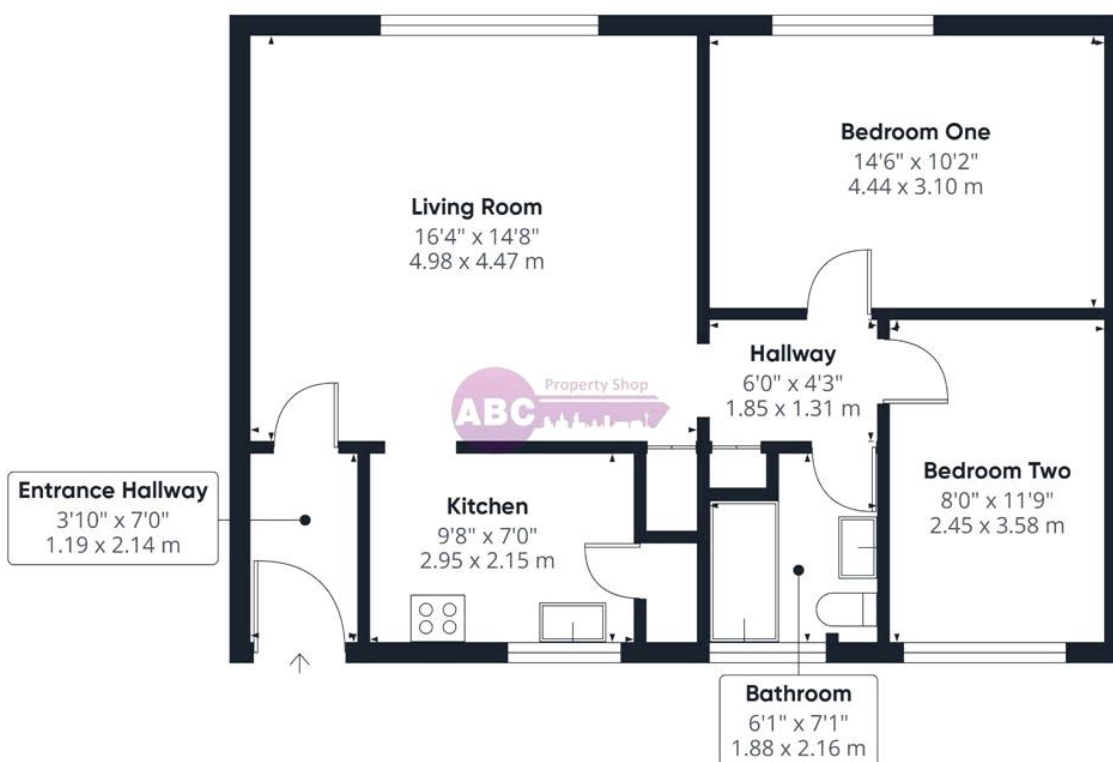
w: 2.45m x l: 3.58m (w: 8' x l: 11' 9")

Carpeted, Radiator.

Bathroom

w: 1.88m x l: 2.16m (w: 6' 2" x l: 7' 1")

Bath, Over Bath Double Shower, Shower Screen, Basin with Hot & Cold Taps, WC, Toilet Roll Holder, Towel Holder, Vinyl Flooring, Radiator.



Approximate total area^m
671 ft²
62.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

