

LET AGREED

EAST PARADE, RHYL, NORTH WALES, LL18 3AL

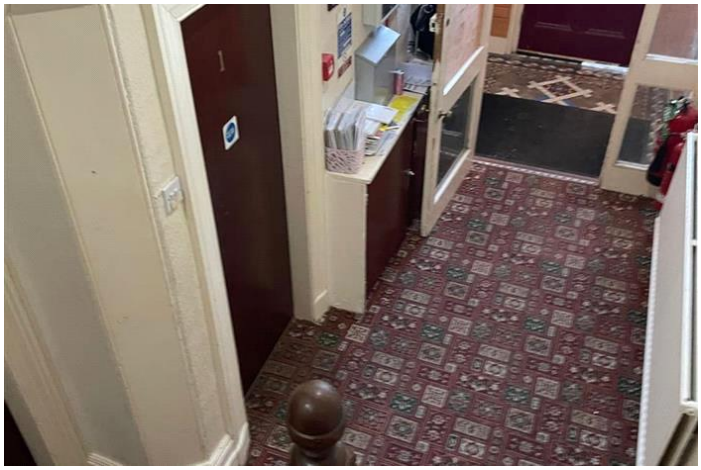
£350 PCM

0 0 0

AVAILABLE NOW Ground Floor Studio Flat - Shared Bathroom - Within Walking Distance to Rhyl Town Centre - Good Transport Links

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk





- Available Now!
- Double Glazing
- Over 35s Preferred

- Recently Refurbished
- Unfurnished
- Shared Bathroom





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ABC Property Shop are pleased to present this ground floor studio flat with shared bathroom and situated on the seafront of Rhyl, within walking distance to Rhyl Shopping Centre and Leisure Facilities. Electric heating throughout.

Property Viewings

Our adverts include property photos, descriptions, video walkthroughs, and floor plans. To view a property in person after reviewing the advert, call us to request a viewing. We'll ask qualifying questions and schedule your viewing, which may be alongside others due to demand.

After viewing, our agent will provide application information.

Kindly note, we don't accept rent to rent, holiday lets, or similar rentals.

Application Procedure

Each person aged 18 or older must fill out an online application form, sent via our referencing partner.

Where possible, we operate on a first come, first served basis. Therefore, at application, you must submit all required documentation as incomplete applications won't be accepted.

Guarantor Requirements

A guarantor is required for all properties. They agree to be jointly liable for any landlord losses due to rent arrears, property damage, or tenant behaviour. This includes post-tenancy matters and debt recovery.

Guarantors must also fill out an application form, and ideally be aged 25-65. We may consider others based on merit. They need sufficient income or savings to cover rent defaults and related costs determined at tenancy end.

Guarantors remain responsible throughout the tenancy.

Holding Fee

Once your application form is completed and reviewed, you'll be requested to pay a holding fee, capped at one week's rent. We won't process your application or hold the property until this fee is paid.

Please note, the fee won't be refunded if you withdraw, withhold information, fail the Right to Rent check, provide false or misleading information, or if we can't exchange contracts within 15 days due to issues on your end.

Move In Day!

Once your application is approved by the landlord, you'll receive an acceptance letter via email outlining the next steps. Be sure to review it thoroughly and ask any questions you have.

Upon receiving the acceptance letter, follow the instructions to set your move-in date.

Before move-in day, you'll receive your leases, guarantor deed, and other paperwork to sign online. Review the tenancy agreement and address any concerns with staff beforehand to ensure a smooth completion process.

Rent and deposit must be paid via bank transfer at least 24 hours before move-in, as specified in your acceptance letter.

Deposit

Your deposit is payable on or before the day your move in and will be equal to five weeks rent.

Pets

Should you have a pet, you must disclose this on your application form and providing pets are accepted at the property, your pet will be entered on your tenancy.

Please confirm before making an application that pets are accepted.

Your Details

In compliance with General Data Protection Regulation (GDPR), for general enquiries and viewings, your details will be retained by us for a period of no longer than six months. Details will not be passed on to any third party or placed on any mailing list.

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Right To Rent: UK Home Office

We must ensure each of our tenants have the Right to Rent, this applies to all tenants regardless of nationality.

You will need to provide documents to support your Right to Rent. We will request the documents from you when we receive your application form.

There is a code of practice available on the internet for you to read through should you have any queries regarding the completion of the Right to Rent Checks.

Disclaimer

General: We aim to provide fair, accurate, and reliable property details, but they serve as a general guide. If any specific point is crucial to you, please contact the office for confirmation, especially if you're traveling a long distance to view the property.

Measurements: Room sizes provided are approximate and intended as general guidance. Verify dimensions carefully before ordering carpets or furniture.

These details are provided in good faith but do not constitute representations of fact or part of any offer or contract. Prospective tenants should independently verify all matters. Neither ABC nor its employees or agents have authority to make or give any representation or warranty regarding the property.

1. Money Laundering Regulations: Prospective tenants must provide identification documentation during referencing to avoid delays in tenancy agreement.

2. These details do not form part or all of an offer or contract.

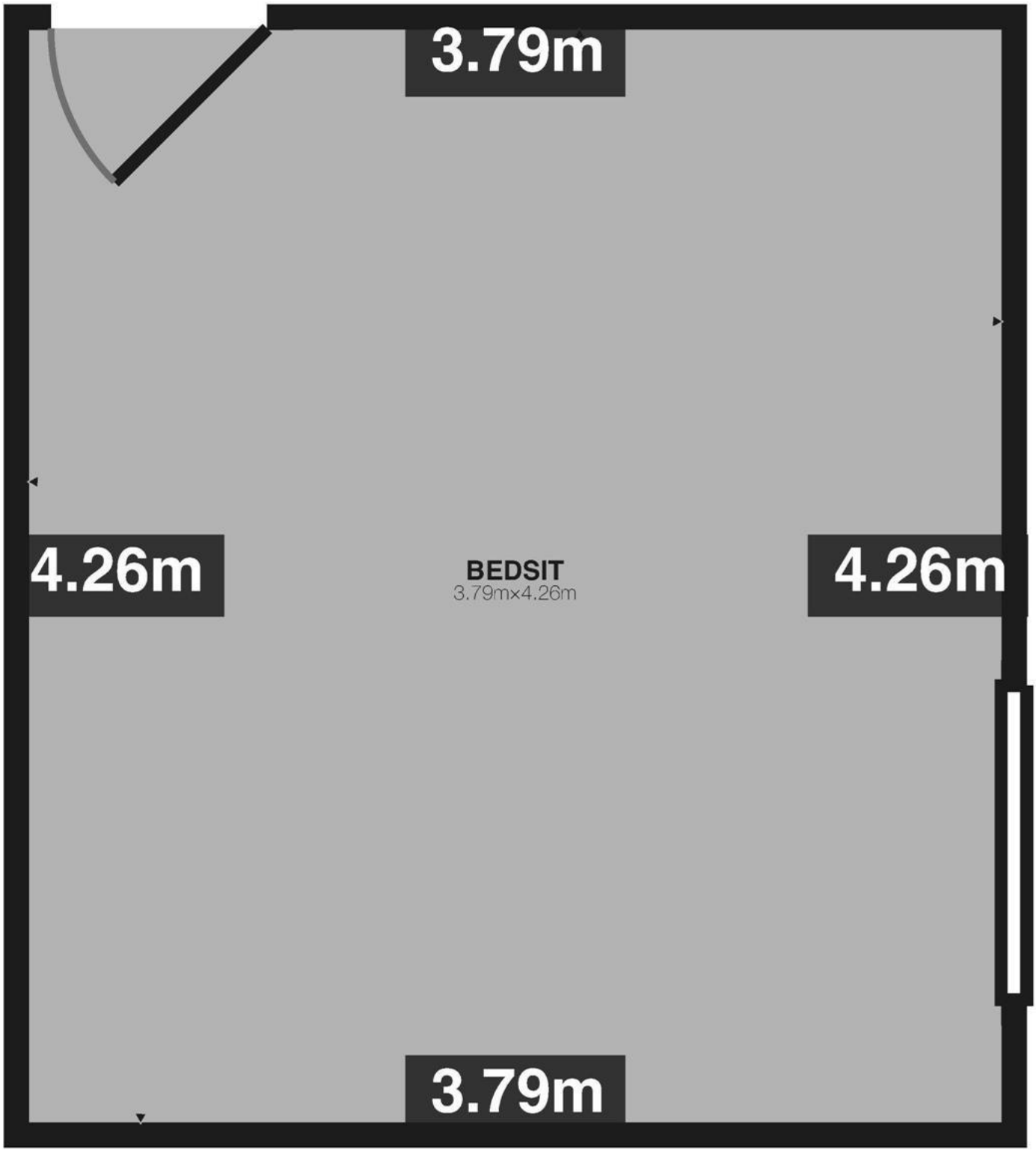
3. Text, photographs, and plans serve as guidance and may not cover all aspects.

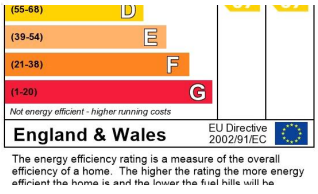
4. Measurements are approximate; verify dimensions for accuracy.

5. Make your own inquiries about furnishings and parking facilities.

6. Before entering a tenancy agreement, carefully review the condition and contents of the property outlined in the tenancy agreement and inventory provided.

Council Tax Band: A (Denbighshire County Council)
Deposit: £403
Holding Deposit: £80
Electricity supply: Mains
Heating: Electric
Water supply: Mains





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



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