



Grover Walk Corringham SS17 7LS

- Spacious Two Bedroom Apartment
- 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



AVAILABLE IMMEDIATELY !!!

Connollys are pleased to offer to the market this spacious two bedroom apartment in Grover House, a development of modern 1 and 2 bedroom flats which offer spacious accommodation and top quality interiors. This two bedroom flat of 876sq ft. features include double glazing, electric heating, fully fitted kitchen with integrated appliances, fitted bathroom and security entry phone system

£1,295 PCMLeasehold

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

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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

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

TENANTS INFORMATION

CLIENT MONEY PROTECTION (CMP) Reference- C005415 PROVIDED BY: ARLA
INDEPENDENT REDRESS PROVIDED : TPOs Membership number: NO1199

Holding deposit:

You will be required to pay one weeks holding deposit upfront prior the referencing being carried out, this will then be offset to the first month rent if agreed to by the tenant.

Deposit:

A refundable tenancy deposit capped at no more than five weeks in clear funds prior signing the tenancy agreement, upon signing the tenancy agreement we will then register the deposit with the deposit protection service acting in lines with the DPS guidelines.

Rent:

You will be required to pay one month's rent, this must be received in clear funds prior to signing the tenant agreement.

Payment in the event of a default of the tenant:

In event of late payment of rent, charge for payment that has been outstanding for 14days or more and with interest at no more than an annual percentage rate of 3% above the Bank of England base rate for each day that the payment is outstanding.

The act does not affect the landlord's entitlement to recover damages for breach of the tenancy agreement by way of deduction from the tenancy deposit or through the courts or an agent's entitlement to recover damages through the courts for breach of an agreement between them and relevant person.

Payments associated with early termination of the tenancy, when requested by the tenant:

If a tenant requests to leave before the end of their tenancy a landlord or agent is entitled to charge an early termination fee, which must not exceed the loss they have suffered in permitting the tenant to leave early.

Payments on assignment, novation or variation of a tenancy when requested by the tenant capped at £50.00, or reasonable costs incurred if higher:

If the tenant requests a change to their tenancy agreement, for example, a change of sharer, a landlord or agent is entitled to charge up to £50.00 for the administration involved in amending the tenancy agreement or the amount of their reasonable costs, if that is higher. Should the costs involved be higher than £50.00 then we will demonstrate to the tenant that any fee charged above £50.00 is reasonable and provide evidence of this cost through invoices or receipts.

Assignment:

Is the process whereby a person, the assignor, transfers rights, obligations or benefits to another, the assignee for example, where a new tenant take the place of another in a flat share arrangement.

Novation:

This is different from assignment, it involves the creation of a new contract and requiring consent of all