HARRISONS REEVE



# 25 Bond Road, Rainham, ME8 9JJ
# £975 Per Month

* RENT £975 SECURITY DEPOSIT £1,125 TENANT HOLDING DEPOSIT £225 *

Nestled on the charming Bond Road in Rainham, this delightful flat offers a perfect blend of comfort and convenience. Spanning an area of 451 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment. The flat comprises one spacious bedroom, ideal for restful nights, and a modern bathroom that caters to your daily needs.

This property is particularly appealing for those seeking a low-maintenance lifestyle. The flat also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

With its prime location, residents will enjoy easy access to local amenities, including shops, cafes, and public transport links, ensuring that everything you need is just a stone's throw away. Whether you are commuting to work or exploring the vibrant community, this flat provides a convenient base for modern living.

In summary, this charming flat on Bond Road is a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in Rainham. With its appealing features and prime location, it is sure to attract interest from a variety of clients. Do not miss the chance to make this lovely property your new home.







**Hallway**
Hardwood entrance.

**Inner Hallway**
Modern electric heater

**Bedroom 12'5" x 9'4" (3.79m x 2.85m)**
Double glazed window to front, modern electric heater.

**Bathroom**
Double glazed window to front. White suite comprising panelled bath with mixer tap and shower attachment, low level WC and vanity unit with inset wash hand basin. Chrome heated towel rail.

**Open plan lounge/kitchen 17'3" x 12'6" exc bay window (5.28m x 3.82m exc bay window)**
2 double glazed windows to front, 2 modern electric heaters. Fitted kitchen comprising base and eye level units with work surfaces over. Space for under counter fridge and freezer. Space and plumbing for washing machine. Space for electric cooker.

**Exterior**

**1 Allocated parking space**
To front of building

**Permitted Tenant Fees**
All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement.

Holding Deposit : Equal to one week's rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property

Security Deposit : Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation : A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement : The cost of any replacement key, key fob or security device that has been lost or broken.

Early Termination : Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.

Default Fees : Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.

Utilities : To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

Council Tax : Payable to the billing authority unless classed as exempt.

Communications : Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

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**Member agent**
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**Important Notice**
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

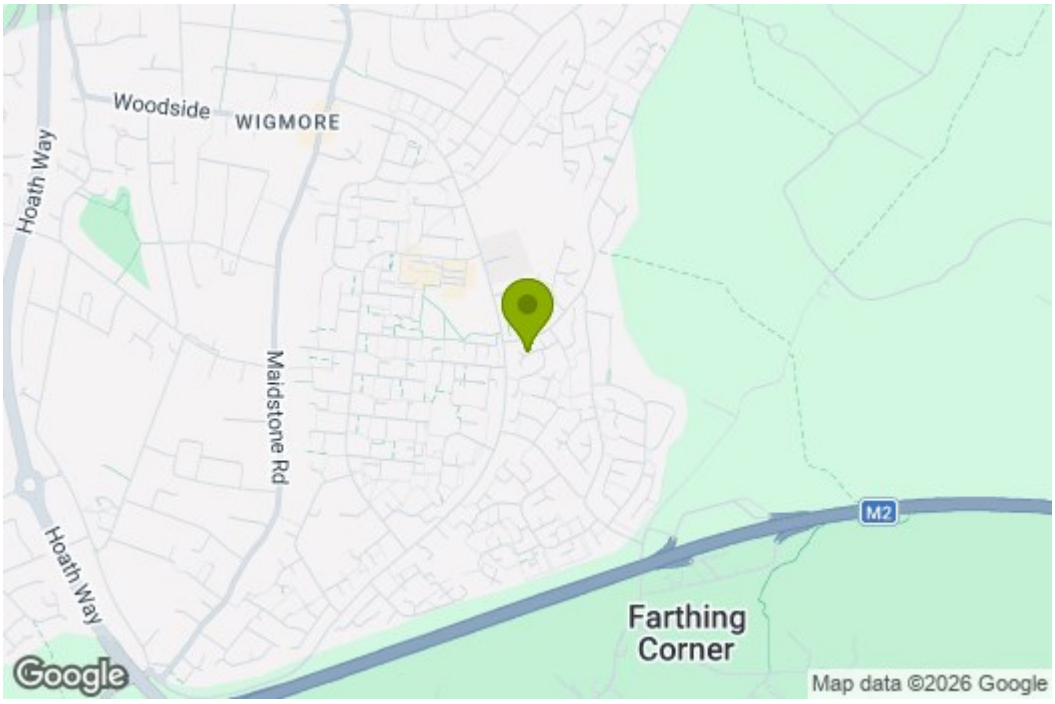
**Holding Deposit**

A refundable holding deposit is required to reserve a property. This is one week's rent calculated as monthly rent x 12 / 52

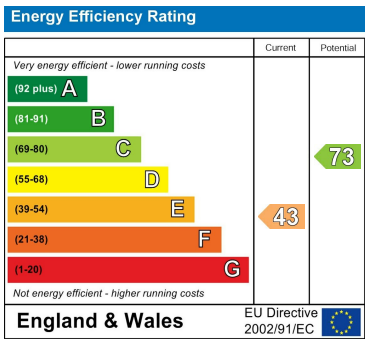
## Floor Plan

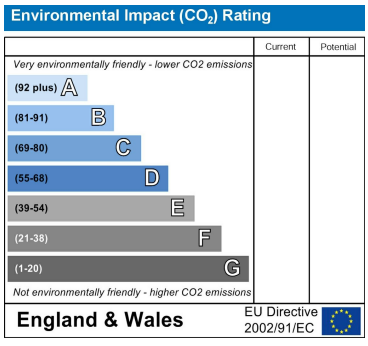



## Area Map




## Energy Efficiency Graph




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