



8 Queens Court, Wrexham, LL11 4FA

£1,200 PCM

A 3 bedroom detached house with garage, in the popular village of Bradley, with good local amenities and transport links. The property briefly comprises of Entrance Hallway, Cloakroom and open plan Living / Dining / Kitchen to the ground floor and 2 double bedrooms, one of which has an ensuite and a single bedroom. Externally there is a private enclosed garden to the rear and driveway leading to a single detached garage to the front. Available immediately.

PLEASE USE CONTACT AGENT BUTTON TO ARRANGE A VIEWING

Hallway

Front door with double glazed panels, smoke alarm, heating thermostat, stairs off.

Downstairs Cloakroom 3'1" x 6'0" (0.95 x 1.84m)



UPVC double glazed window to the front elevation, white low level w/c and pedestal wash hand basin. Extractor.

Lounge / Kitchen / Dining 25'4" x 17'7" max (7.73 x 5.38m max)



Lovely light an airy open plan living area, kitchen and dining.

Lounge Area

UPVC double glazed window to the front elevation, radiator, tv and telephone point. Door to under stairs storage cupboard.

Kitchen



UPVC double glazed window to the rear elevation, modern fitted kitchen with wall and base units, built in electric oven, gas hob, extractor fan over, built in a fridge/freezer, space and plumbing for a washing machine. Stainless steel sink with a mixer tap over.

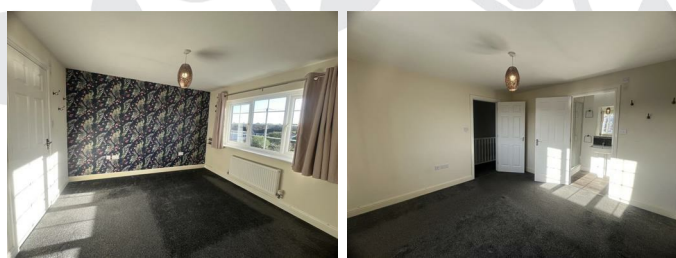
Dining Area

UPVC French doors to the rear garden.

First Floor Landing

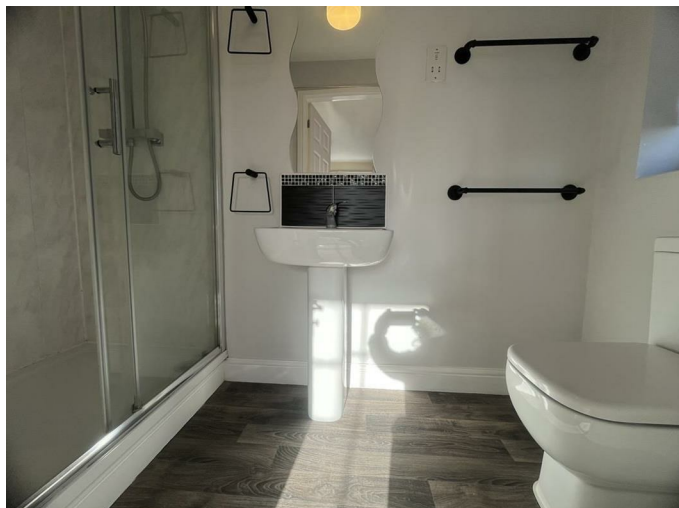
UPVC Double glazed window to the side elevation, smoke alarm, airing cupboard housing a ideal combi boiler with shelving and ample storage, access to the loft.

Bedroom 1 11'0" x 11'4" (3.37 x 3.47m)



UPVC double glazed window to the front elevation, radiator and TV and phone points, door to en-suite.

En-suite 8'4" x 3'11" (2.55 x 1.20m)

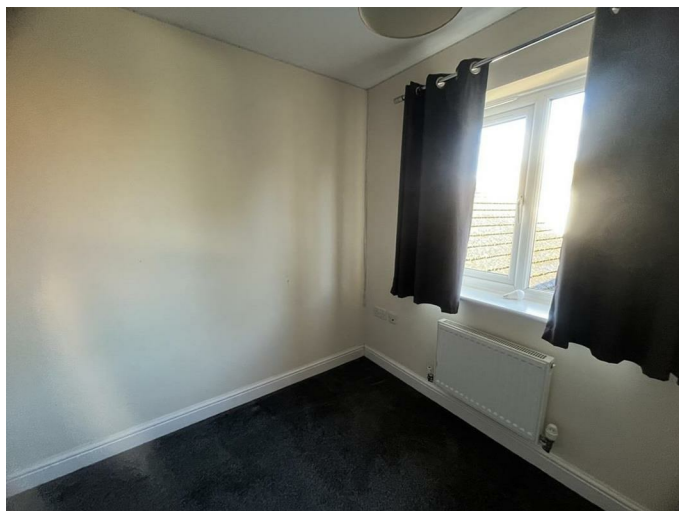


UPVC double glazed window to the side elevation. White low level w/c and pedestal wash hand basin, with double shower cubicle and mains shower. Extractor fan.

Bedroom 2 9'6" x 9'5" (2.91 x 2.89m)

UPVC double glazed window to the rear elevation, radiator, TV and phone points.

Bedroom 3 9'6" x 7'6" max (2.91 x 2.31m max)



UPVC double glazed window to the rear elevation, radiator, TV and phone points.

Bathroom



UPVC double glazed window to the front elevation. A modern white bathroom suite, which comprises of a low level w/c, pedestal hand basin, panelled bath. Shaver point, extractor fan.

Outside - Front

Border with various shrubs further lawn area to the side of the property.

Outside - Rear



Enclosed private garden, French doors lead onto a patio area, the remaining garden is laid to lawn, A side gate leads to access to the driveway leading to a single garage with up and over door and electrics.

TENANT FEE GUIDE

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For tenancies entered into before 1st September 2019, the tenant fees applicable are detailed

within your tenancy agreement.

As from 1st September 2019, for tenancies beginning on or after this date, fees payable to letting agents to rent a property are no longer applicable. However, from time to time tenants may have to pay charges in certain circumstances. For a full list of these, please see our Tenants Fee Guide below:

Holding Deposit The equivalent to 1 weeks rent (per tenancy)

(this maybe non-refundable)

This fee is non-refundable should you decide not to progress your application / sign your tenancy agreement within 15 Calendar days (unless otherwise mutually agreed) or if you have given false/misleading information on the application form or any applicant fails a Right to Rent check. It will be returned to you in the event the landlord is unable to proceed.

Deposit The equivalent of 4/5 weeks rent (per tenancy)

This is to cover any damages, dilapidations and defaults on the part of the tenant during the tenancy.

Unpaid Rent Interest at 3% above the Bank of England Base Rate

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys / Security Devices

Tenants are liable to the actual cost of replacing

any lost keys or other security devices. If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost keys or other security devices.

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Ending a Tenancy Agreement Early / Early Termination (Tenants request)

In situations where a tenant wants to leave a fixed-term tenancy early, if authorisation is given allowing the tenant to vacate the premises before the expiration of any tenancy agreement, you may be liable for the following:

- Rent - liable to pay for the entirety of the tenancy or up to the date the premises are re-let, whichever is sooner.
- Any costs that the landlord encompasses in re-letting the property until the start date of the replacement tenancy.
- Council tax, water rates, gas and electricity charges along with any other bills which are the tenants responsibility under the tenancy agreement up to the date the premises are re-let, or the expiration of the tenancy agreement, whichever is sooner.
- These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Payments in Default

A payment in default is a payment required by the landlord or agent arising from a breach of the

tenancy agreement by the tenant, whether late payment of rent by its due date or some other breach.

These are occasions where it would be unfair for the landlord to be responsible for meeting the cost to them as a result of the actions of the tenant.

Such as:

- Missed Appointments – a landlord/agent arranges with a tenant for a contractor to carry out remedial work at a property, and a tenant subsequently refuses entry, or not being home to allow entry, resulting in charges to the landlord.

- Avoidable or purposeful damage to property – damage to a property caused by neglect or careless or wilful behaviour by the tenant.

- Replacement keys – loss of keys by the tenant requiring a landlord/agent to arrange for the cutting of new keys and delivery of those keys to the tenant.

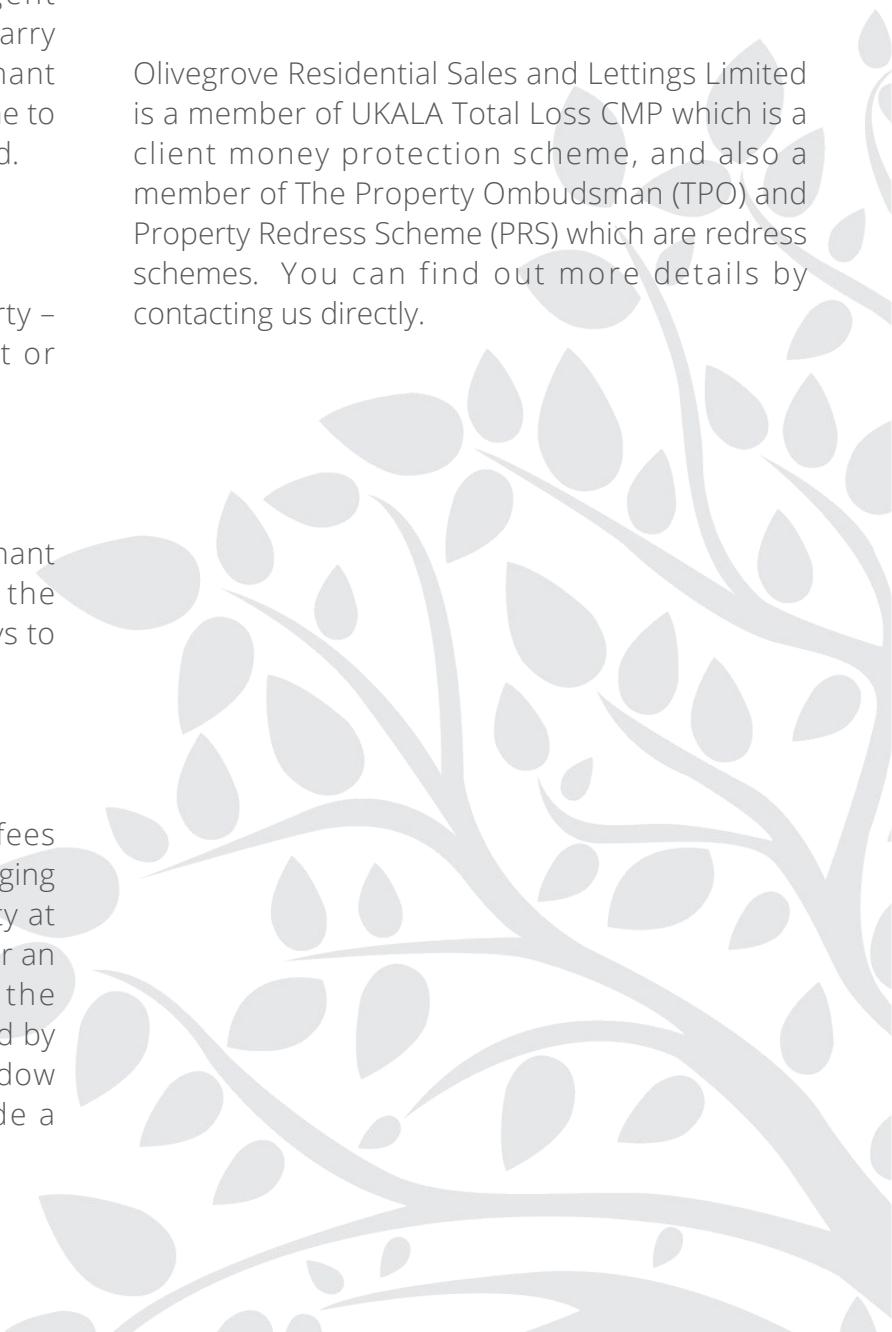
- Emergency / out of hours call-out fees – fees incurred as a result of a landlord/agent arranging for someone to attend the tenants property at the request of a tenant, such as a locksmith or an emergency glazier at the early hours of the morning, when the problem has been caused by the tenant in the first place, such as a window broken on purpose, or keys locked inside a house.

Other Permitted Payments

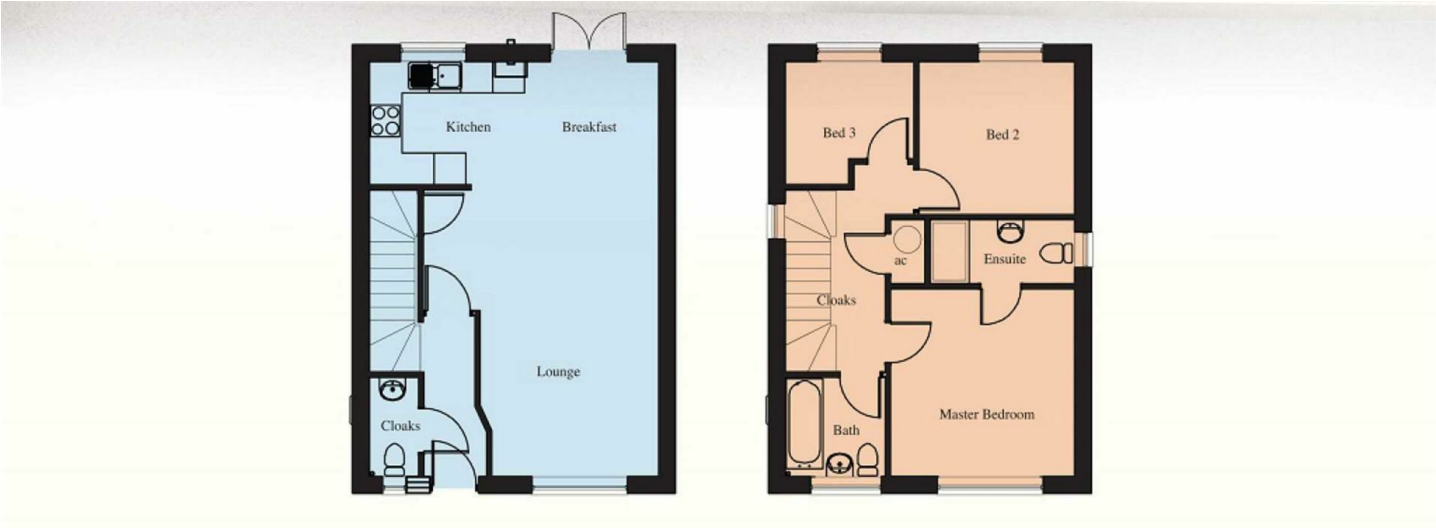
Any other permitted payments not included above, for breaches of contract or under the relevant legislation including contractual damages.

Tenant Protection

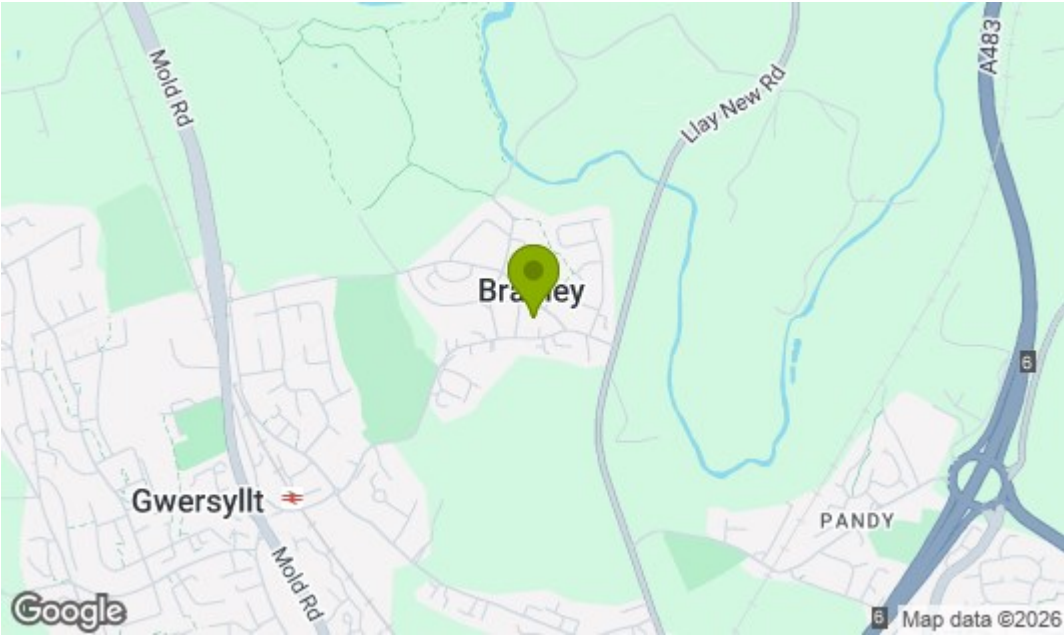
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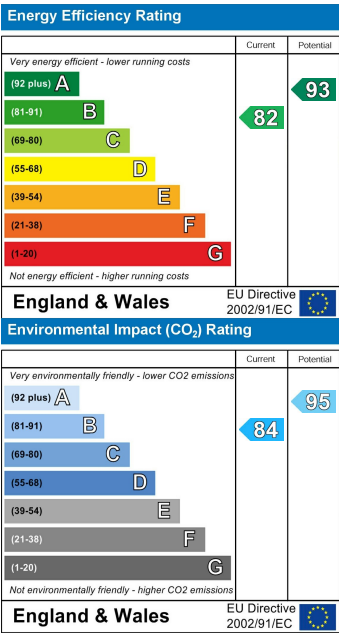
Floor Plan



Area Map



Energy Efficiency Graph



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