



## 186 Chester Road

, Oakenholt, CH6 5ED

**£795 PCM**



\*AVAILABLE BEGINNING OF FEBRUARY\* \* THIS WILL GO QUICKLY\* \*REGISTER YOUR INTEREST EARLY\*

Reid & Roberts Estate and Letting Agents are delighted to offer FOR LET, this Two Bedroom Traditional Mid Terrace House which offers spacious accommodation and a generous enclosed garden to the rear. This property is currently Let but will become available shortly.

Downstairs the property flows through from the Lounge to the Open Plan Dining Room and Kitchen to the rear of the property where you will find the modern Three Piece Bathroom. To the first floor you will find Two Double Bedrooms, one with views over the Dee Estuary.

Outside you will find a generous and private garden which is a particular feature of this property. The paved patio leads up to a generous lawned area with a second patio at the top of the garden. Given the size of the garden, the landlord would be happy to consider one, medium sized well behaved dog.

LATE RENT PAYMENT	Charged after 14 days in arrears. Interest applies at 3% above Bank of England base rate on the outstanding amount.	Varies depending on amount/duration
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BREACHES OF CONTRACT	For recovery of owed rent or other monies, costs in relation to serving notice and seeking possession	Varies depending on fees, costs and expenses incurred
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BANK CHARGES	Dishonoured cheques	Actual cost varies
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LOST KEY OR SECURITY DEVICE	Covers the actual cost of replacing a lost key, fob, access device, alarms or locks	Actual replacement Cost
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EARLY TENANCY TERMINATION	Payable if you request to end the tenancy early. Covers the landlord's reasonable costs in re-letting the property.	Assessed on a case-by-case basis
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COMPANY APPLICATION FEE	Applies to corporate/company lets only.	£100 (incl. VAT)
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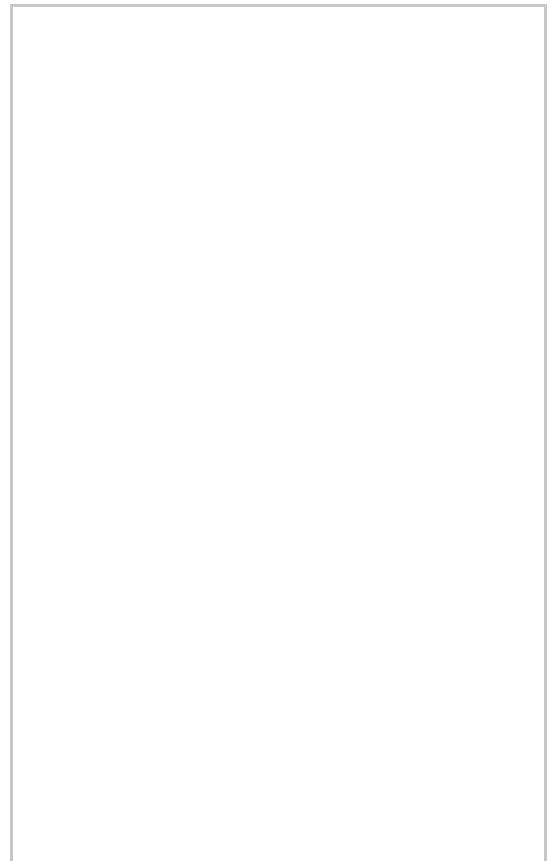
MISSED APPOINTMENTS	Failure to attend planned check out appointments	Reasonable costs
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DEPOSIT EXCESS	If the deposit is not enough you must pay us the extra amount needed to cover all costs, charges and expenses	Varied costs
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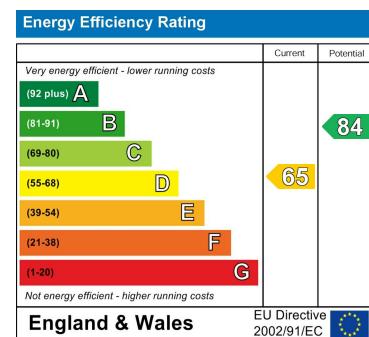
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.