



31 Ingot Close

Brymbo, Wrexham, LL11 5FB

£800 Per Calendar Month



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BEFORE YOU MOVE IN

Holding Deposit

If you are successful at a viewing, you will be required to pay a holding deposit equivalent to one week's rent. The deposit will be held and administered in line with holding deposit rules.

Offer Acceptance

All property offers are subject to contract, successful referencing, and Right To Rent checks. Prior to the start of the tenancy, you will be required to pay the agreed Rent and Deposit.

Referencing and Right to Rent Checks

Before referencing begins, you'll need to complete an application form and provide:

- **Photographic ID** (e.g. passport, visa, driving licence)
- **Proof of Address** (e.g. recent utility bill, bank statement, or council tax bill dated within the last 3 months)

A **guarantor** may be required depending on the outcome of your referencing, including checks on joint applicants. Guarantors must also provide valid ID and proof of address.

What Referencing Covers:

- Credit history and public record checks
- Anti-Money Laundering verification
- Employment and income confirmation
- Previous landlord references
- Right to Rent compliance

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
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
BANK CHARGES	Dishonoured cheques	Actual cost varies
LOST KEY OR SECURITY DEVICE	Covers the actual cost of replacing a lost key, fob, access device, alarms or locks	Actual replacement Cost
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
COMPANY APPLICATION FEE	Applies to corporate/company lets only.	£100 (incl. VAT)
MISSED APPOINTMENTS	Failure to attend planned check out appointments	Reasonable costs
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

Road Map



Hybrid Map



Terrain Map



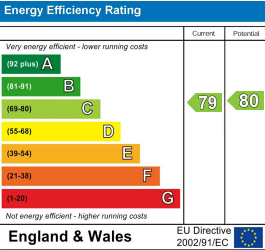
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

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.