



## The Yard, Braintree

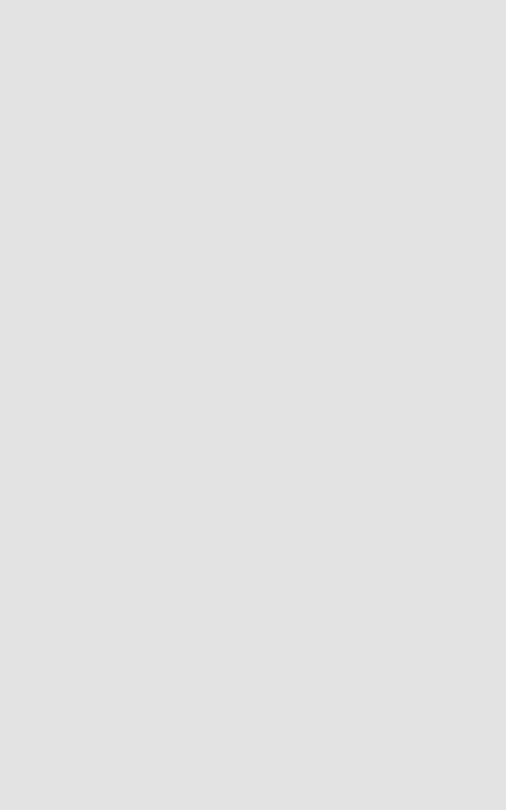
£725 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Two bedroom modern apartment
- Close to train station & town centre
- Allocated parking
- Ground floor
- Unfurnished
- Rent includes water
- Well presented
- Sorry, no pets
- Available end of May
- EPC: C. Council tax: B

This modern, two bedroom apartment has recently been redecorated and is located on the ground floor of this popular development in very close proximity to Braintree town centre and the railway station. The property offers a spacious living / dining room (21'2" x 10') with windows to two aspects allowing in lots of natural light. There is a modern fitted kitchen (10'6" x 6'5") with electric hob and oven. The master bedroom (10'8" x 9'10") is a good sized double and has in built storage and there is a further large single bedroom (7'9" x 10'8"). The bathroom features a white three piece suite with shower over the bath.

Externally there is a communal garden area, bicycle storage and one allocated parking space. The apartment is available for occupation at the end of May and is to be let in unfurnished condition.

Braintree railway station is just 0.2 miles away and offers services into London Liverpool Street in just over an hour. Braintree Freeport Designer Outlet Village, with its wide range of popular restaurants and designer outlets, is only a



five minute car journey from the property and the town centre is in easy walking distance.



## Standard fees

Prices include VAT. Please see the Guide for Tenants for full details.

### Tenancy administration fee, due on application

One individual	£350 (£225 for bedsits)
Each individual thereafter	£100
Company Let	£400

### At the start of your tenancy

Dilapidation deposit	1.5 x monthly rent (refundable)
Initial rent payment	1 x monthly rent (unless additional advance payments have been agreed)

### Administration fee

To cover end of tenancy inventory inspection, compliance with tenancy deposit scheme and transfer of utilities/council tax. £125 (£75 for bedsits)

## Insurance

It is recommended that the tenant adequately insures their own possessions, this cover to include tenant liability cover against accidental damage of the Landlords fixtures and fittings. TuckerGardner are happy to provide a quote for this cover.