



## Victory Close, Chafford Hundred, Grays

£1,750 pcm

**LET**

Ali & Co are delighted to have on offer this fantastic FOUR BEDROOM DETACHED FAMILY HOME situated in the heart of Chafford Hundred and a stone throw away from Harris Academy.

Close To Station | DOUBLE GLAZED | Ensuite Shower | Four Bedroom House | Garage | Garden | Newly Refurbished | Off-street parking | Detached Home | En Suite Master Bedroom | Close to Lakeside |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## FOUR BEDROOM FAMILY HOME

Ali & Co are delighted to have on offer this fantastic FOUR BEDROOM DETACHED FAMILY HOME situated in the heart of Chafford Hundred and a stone throw away from Harris Academy.

The property is in prime location being with easy reach of C2C mainline station, Lakeside Shopping Centres and within the catchment of all Top Rated Schools.

The property offer exceptional living space with FOUR Bedrooms most bedroom benefiting from a En-suite. Driveway for two cars, garage, a spacious lounge, dining area fully fitted kitchen, and sliding doors leading to the garden area.

Available to move in immediately!



**\*\* Important Notice For All Interested Parties\*\* - \*\* IMPORTANT NOTICE FOR ALL INTERESTED PARTIES\*\***

If you decide to let a property through Ali & Co, you can visit our office at 23 Lodge Lane, Grays, Essex, RM17 5RY (office hours of 9am to 6pm Monday to Friday and 10am to 4pm on Saturday's). You will be asked to pay a holding fee of £250.00. This will be held for a period of 7 days in which time you need to complete referencing. If you are successful, the holding fee will then be adjusted as part of your first month's rent payment.

Our letting fees are available on our website [www.aliandcoproperty.co.uk](http://www.aliandcoproperty.co.uk) as well as in our office.

Fees are deemed refundable in some circumstances, please check the Tenant Fee Act 2019 available online for further information or seek legal advice.

Ali & Co may request an additional deposit should the landlord agree to have pets within the property.

Please note that proof of photographic identification, proof of residency, 3 Months Bank Statements, 3 Months Payslips are required prior to a tenancy application.

One month's rent and one month's rent as deposit (amount disclosed upon application) are required before moving into any of the properties listed. Deposits are held in accordance with current legislation. If the rent is more than £50,000 per annum, the deposit required will be capped at SIX (6) weeks.

Working tenants must be earning 30 x monthly rent per annum.

Guarantors must be earning 36 x monthly rent per annum and must also be a UK homeowner. Immigration checks may be required to be undertaken by the Agent / Landlord on any or all occupants to comply with the Immigration Act 2014.

Tenancy application terms and conditions can be found in our office and online at: [www.aliandcoproperty.co.uk](http://www.aliandcoproperty.co.uk)

Terms and conditions apply. Energy Performance Certificates Are Available Upon Request.

Client Money Protection: CMP- Scheme Member No: CMP007867  
Redress Scheme: PRS (Property Redress Scheme) Scheme No: PRS023832

Ali & Co will provide the details of the current suppliers.

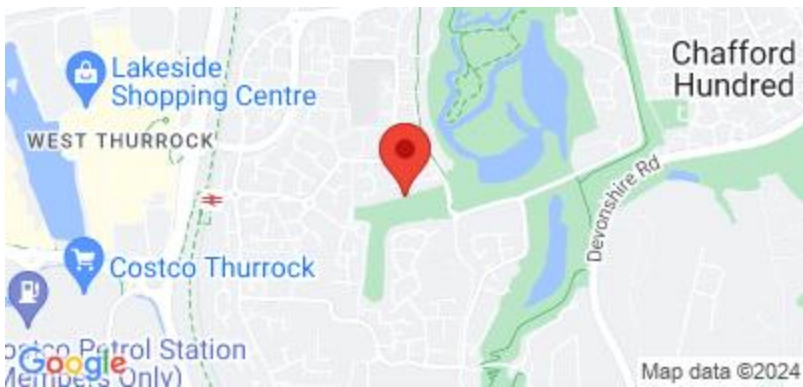
With each tenancy Ali & Co will provide the following documents:  
Gas Safety Certificate



Electrical Installation Condition Report  
Energy Performance Certificate  
How To Rent Guide – Checklist for renting in England  
Legionella & Legionnaires Disease Advice for Tenants  
Reporting a Repair & Emergencies  
Tenants Information Pack

Council Tax Band: E (Thurrock Council)  
Deposit: £1,750





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.