



Toft Avenue, Grays

£1,375 pcm

LET

Ali & Co are delighted to have on offer this fantastic three bedroom family home available to move into immediately. The property offers great living space with three spacious rooms, neutral décor throughout, paved garden patio, off street parking and close to all local amenities and transport.

Available Now | Three Bedrooms | Modern Home | Off-street parking | Garden | Garage |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

Modern 3 Bedrooms Family House

Ali & Co are delighted to have on offer this fantastic three bedroom family home available to move into immediately. The property offers great living space with three spacious rooms, neutral décor throughout, paved garden patio, off street parking and close to all local amenities and transport. The property is close to Little Thurrock Academy, Grays Convent High School and Palmers College.

* Available now*

* Book your viewing now to avoid disappointment *

**** IMPORTANT NOTICE FOR ALL INTERESTED PARTIES****

If you decide to let a property through Ali & Co, please visit our office at 23 Lodge Lane, Grays, Essex, RM17 5RY (office hours are: Monday to Friday 09:-18:00 and Saturday: 10:00-16:00).

If you decide to rent out this property:

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 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

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: C (Thurrock Council)
Deposit: £1,375
Parking options: Off Street
Garden details: Private Garden





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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	82	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)