



## Flat , Brinson House, London Road, Grays

£1,175 pcm

**LET**

Ali & Co are delighted to present this TWO BEDROOM modern apartment TO LET in West Thurrock.

Close to Lakeside | Close to schools | First Floor | Modern Kitchen | Newly Refurbished | Two Bedroom Apartment |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## TWO BEDROOM APARTMENT

Ali & Co are delighted to present this TWO BEDROOM modern apartment TO LET in West Thurrock. The property is conveniently located on London Road very close to Lakeside Shopping Centre, transport and all local amenities. Within easy reach of M25/A13.

**\*\* 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 equivalent to 1 week's rent. 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

Available immediately.

Council Tax Band: B (Thurrock Council)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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.