

48A The Broadway, Loughton, IG10 3SY

**£1,847 per calendar month**

Rent exclusive of bills

12 month tenancy



f t Acquisition Management Lettings



Mckinley Residential are only responsible for finding tenants and collecting the rent for this property. The landlord will be the contact throughout the tenancy and is responsible for any maintenance.

- Split level maisonette located above shops
- 4 double bedrooms
- 1 communal area with seating
- 1 bathroom with bath / shower
- Fully-fitted kitchen
- Washing machine
- Gas central heating
- Furnished
- Outside terrace
- 4 - 6 minutes walk to East 15
- Prepayment Meter

Holding Deposit - 1 week's rent (to be deducted from 1st month's rent)	First months rent in advance for household	Security deposit for household (5 x weeks' rent)	Total Required in advance for the entire household (security deposit + 1st month's rent)	Average required in advance per person
<b>£426.23</b>	£1,847.00	£2,131.15	<b>£3,978.15</b>	£994.54

*Rent per month - per person: £461.75 (based on the rent being split equally amongst tenants)*

**PLEASE NOTE: For our student lets the Landlord requires either a UK guarantor or 3 months rent in advance.**

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First Floor



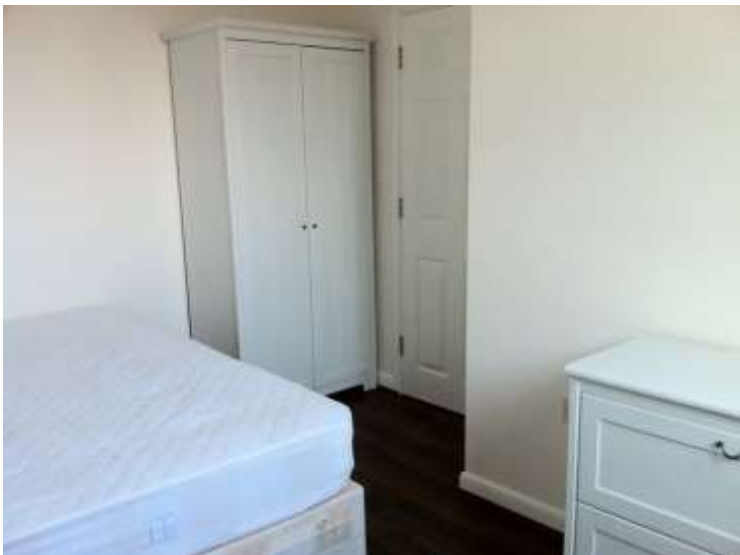
Second Floor



The property includes a 5m x 3m gravel rear roof terrace.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective tenant or purchaser. Specifically no guarantee is given on the total square footage or room footage of the property when quoted in this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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