

35 Torrington Gardens, Loughton, IG10 3TB

- 12-month tenancy
- Semi-detached terraced house
- 4 double bedrooms + 1 double en-suite
- 1 communal bathroom with bath and shower
- 1 separate toilet
- Fully-fitted kitchen
- Washing machine
- Dishwasher
- Pay as you go tumble dryer
- Large Sun lounge / conservatory
- Garden
- Gas central heating
- Managed Heating system
- TV & TV License for communal area
- Cleaning of communal floor areas once every 2 weeks
- 8-10-minute walk to East 15

No viewing required

Please note: The Landlord is planning to build another, 2 bedroom house next to this property starting end of 2020



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Room no.	Holding Deposit - 1 weeks rent (to be deducted from 1st months' rent)	First months rent in advance	Security deposit (5 x weeks rent)	Total required in advance (security deposit + 1st months rent)
1	£136.62	£ 592.00	£ 683.08	£1,275.08
2	£136.62	£ 592.00	£ 683.08	£1,275.08
LET	£145.38	£ 630.00	£ 726.92	£1,356.92
LET	£148.85	£ 645.00	£ 744.23	£1,389.23
5	£160.38	£ 695.00	£ 801.92	£1,496.92

Rent Includes:

Gas, Electricity, Water, Broadband
TV Licence (for communal area's only)
Cleaning of communal floor areas once every week
Pay-as-you-go tumble dryer
Managed heating system

Rent inclusive of bills under fair usage

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

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Ground Floor



First Floor



Rectangular back garden extending to 11m, patio

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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Room 1



Room 2



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Room 3



Room 4



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Room 5 (En-suite)

