



# M&P Estates

**SALES | LETTINGS | PROPERTY MANAGEMENT**

## SPRINGFIELD COURT CORBETS TEY ROAD

**UPMINSTER | ESSEX | RM14 2AG**



**PRICE:- MONTHLY RENTAL OF £1,200**

This delightful two-bedroom first-floor flat is a must-see for anyone looking for a cosy home nestled in the heart of Upminster. Impressively positioned opposite Upminster Park, this property offers accommodation comprising lounge, kitchen, two bedrooms and bathroom/W.C. Being ideally located to local shops, schools and transport links which includes Upminster c2c and district line station with direct trains into London Fenchurch Street this really is the perfect place to call home!



**TWO BEDROOM**



**GAS RADIATOR CENTRAL HEATING**



**MODERN BATHROOM**



**EPC RATING D - 57**



**FIRST FLOOR FLAT**



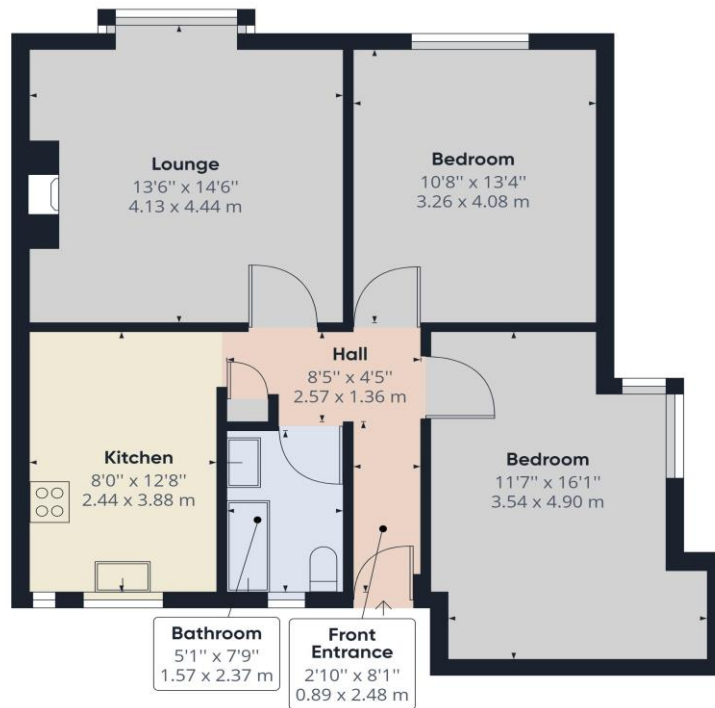
**DOUBLE GLAZED**



**IDEAL LOCATION**



**COUNCIL TAX £1,682.93**



**Approximate total area<sup>(1)</sup>**  
712.82 ft<sup>2</sup>  
66.22 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Energy performance certificate (EPC)

11 Springfield Court  
Corbets Tey Road  
UPMINSTER  
RM14 2AG

Energy rating

**D**

Valid until: **24 November 2031**

Certificate number: **8419-5129-0009-0465-2226**

Property type

Top-floor flat

Total floor area

72 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## **Moving into your new home.**

The following information is just a brief guide to help and assist you through the steps of letting a property via M&P Estates Ltd. We advise you before entering into the reference process to check your own credit file to ensure that there are no default notices or County Court judgements, as this will affect your ability to rent a property.

### **Reservation Fees**

A refundable reservation fee to reserve a property, equivalent to **one week's rent** will be payable on application. M&P Estates Ltd will only accept payment to reserve a property if the full application and supporting documentation are presented.

The reservation fee will not be refundable if:

1. False information is given.
2. The applicant fails Immigration Act checks.
3. The applicant withdraws from the transaction.

**The “Deadline for Agreement” is 15 days and this time limit starts once M&P Estates Ltd receive payment.**

### **Method Of Payment**

The balance (one month's rent and deposit) is to be paid by bank transfer payment

### **Application**

Having found the property of your choice you will be required to complete our reference forms and provide us with the following documentation:-

#### **Photo ID:**

Passport or Full Driving Licence

#### **Proof of address dated within the past 3 months:**

Bank Statement, Credit Card Bill or Utility Bill

### **Employment Status**

We understand that people are employed in many different ways, but for referencing the following criteria applies:-

If you are employed, you will pay PAYE and have a contract of employment and wage slips.

If you are self-employed and work for yourself or a contractor we will require an accountant's reference to prove your earnings. If you do not use an accountant we will need to see sight of SA302 forms, which state your earnings.

We will use the nett income or nett profit figure for the purpose of carrying out the financial referencing; we cannot use the gross figure.

If you are employed by a company, either M & P Estates Ltd or Rent4Sure will contact your HR or Personnel Department. The following information will be required:-



- 1) Is the applicant in permanent employment
- 2) Employment start date
- 3) Employment end date
- 4) Is the applicant's contract greater than the lease term
- 5) Are the salary details as stated
- 6) Is the salary as reported
- 7) Confirmation of job title

Once the reference process and safety checks have been completed a date can be agreed for you to move into your new home.

The Tenancy Agreement and supporting documents will be sent to you. This will give you the opportunity to take advice from either a Solicitor or Citizens Advice Bureau if you do not understand the terms and conditions of the documentation. Once you have signed and paid both your damage deposit and first month's rent the agreement becomes legally binding.

### **Utilities**

M&P Estates Ltd will write to the gas, electricity and water suppliers notifying them of meter readings at the commencement of the tenancy. We will also write to the local authority for council tax purposes. Please note that we strongly recommend that you also inform the suppliers to ensure that your details have been received and processed.

### **Protection**

The Landlord is not responsible for insuring any of your personal belongings, therefore we strongly recommend that you obtain adequate contents insurance.

### **Other Fees**

To pay the Landlord's reasonable costs incurred as a result of any breach of the terms of the tenancy by the Tenant including any bank charges incurred in relation to non-payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

To pay the reasonable costs of the Landlord where the Tenant requests early termination of the tenancy, and the Landlord has accepted the request, or where the Tenant fails to give the legally required notice to end a periodic tenancy

To pay the reasonable costs of the Landlord where the Tenant requests a variation to the tenancy

### **Damage Deposit**

All damage deposits are held by the Deposit Protection Service and their details are set out below for your information:-



The Pavilions  
Bridgewater Road  
Bristol  
BS99 6AA

Telephone number: 03303030030

Website: [www.depositprotection.com](http://www.depositprotection.com)

## **Client Money Protection**

M&P Estates Ltd hold "Client Money Protection Insurance" with SafeAgent. Membership No A7352 Further information about the Scheme can be obtained by contacting SafeAgent Tele: 01242581712 or email [inf@safeagent.co.uk](mailto:inf@safeagent.co.uk)

## **Redress System**

M&P Estates Ltd are members of the Property Ombudsman Redress Scheme for both Sales and Lettings Membership No: D00673



55 Milford St, Salisbury SP1 2BP **Tele:** [01722 333306](tel:01722333306) **email:** [admin@tpos.co.uk](mailto:admin@tpos.co.uk) **Website** [www.tpos.co.uk](http://www.tpos.co.uk)

**The Ombudsman provides redress, where appropriate, to consumers whose complaints are considered on a case by case basis.**

**IF YOU HAVE ANY QUESTION, PLEASE DO ASK AS WE ARE HERE TO HELP YOU!**