

J. C. JEFFERY & CO.
INDEPENDENT ESTATE AGENT



**ELIZABETH COTTAGES
COOKHAM**

A most attractive 2 bedroom Victorian property that has been beautifully restored by the current vendors and offers many characterful features including open fireplaces. Lovely fully enclosed sunny rear garden and within two minutes walk to Cookham Railway Station, London approximately 30 minutes.

£1,000 pcm

www.jcjeffery.com



Before the commencement of the tenancy, you will be required to make the following payments which must be made by BANKERS DRAFT, BUILDING SOCIETY CHEQUE OR CASH, PERSONAL CHEQUES WILL NOT BE ACCEPTABLE UNLES PAID 10 DAYS IN ADVANCE.

- 1) **£250.00** holding deposit prior to obtaining references.
- 2) **£75.00** inc VAT per tenant administration fee.
- 3) Share of Inventory Check fees (Cost varies dependent on property size and furnishings) .
- 4) The first months rent in advance.
- 5) A deposit equal to 1.5 x monthly rent. (Not held against unpaid rent).
- 6) All properties are offered exclusive of all services unless specified otherwise.
- 7) Please note that all tenancies are subject to contract, satisfactory references and the Landlords' final approval.

VIEWING STRICTLY BY APPOINTMENT WITH THIS AGENCY

The property above is offered Subject to Contract and Satisfactory References. All tenants are required to pay administration fees, rent in advance, inventory charges and dilapidations deposit. These particulars have been produced in good faith as a general guide and do not constitute or form part of an offer or contract. Whilst the particulars are believed to be correct, they are not guaranteed by the Landlord or the Landlord's agents 'J C Jeffery & Co Ltd' and no employee of 'J C Jeffery & Co Ltd' has the authority to make or give any representation or warranty in relation to the property. 'J C Jeffery & Co Ltd strongly advises prospective tenants to satisfy themselves by inspection or otherwise to the accuracy of the details contained within these particulars.

**Contact: 01628 533342 or john@jcjeffery.com
1 STATION HILL, COOKHAM, BERKS, SL6 9BT**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor's agent "J. C. Jeffery & Co." and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.