



11 Platinum Way, Borden, ME10 1FS

£1,650 PCM

George Webb Finn are delighted to offer this new build 3-bedroom terraced house to the market Nestled in the sought-after area of Borden along Platinum Way.

This modern property boasts three large double bedrooms, each equipped with fitted wardrobes offering ample storage space for all your belongings. The Property also boast two parking spaces to the rear of the property and a good sized rear back garden.

What sets this property apart is its eco-friendly features designed to save you money in the long run. With solar hot water system and a waste water heat recovery system, you can enjoy reduced energy bills while minimising your carbon footprint.

Available early September. Applicants will require minimum household income £49,500.00 for rent affordability checks. We regret that smokers and pets are not permitted.

W.C 5'0" m × 3'4" (1.53 m × 1.03)
Living Room 17'1" m × 11'9" (5.21 m × 3.59)
Kitchen Diner 15'4" x 10'2" (4.68 x 3.12)
Bedroom 11'6" m × 8'8" (3.52 m × 2.65)
Bedroom 10'2" m × 8'7" (3.10 m × 2.62)
Bathroom 8'2" m × 6'5" (2.50 m × 1.96)
Master Bathroom 15'4" x 21'8" (4.69 x 6.62)
En-suite 3'7" x 8'3" (1.10 x 2.52)

Garden
Rear good sized fully enclosed garden with freshly laid turf accessed through double French doors from the kitchen.

Terms
Rent £1650.00 per calendar month

Deposit £1,903

Holding Deposit £412.50

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Conditions No smokers or pets permitted.

Minimum Household Income Required £49,500 per annum

Photographs and Virtual Tour created Aug 2024

Verified Material Information

Council tax band: NA

Council tax annual charge: Awaiting costs from council

Property type: Middle terraced house

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating via system boiler and waste

water heat recovery system

Heating features: Double glazing

Broadband: Cable

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway - 2 cars

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

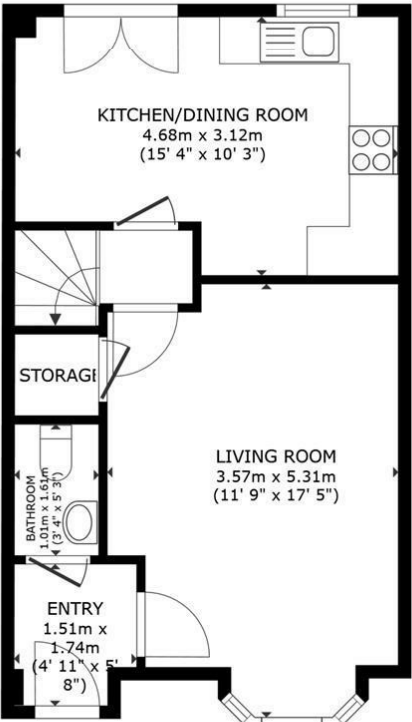
Non-coal mining area: Yes

Energy Performance rating: B

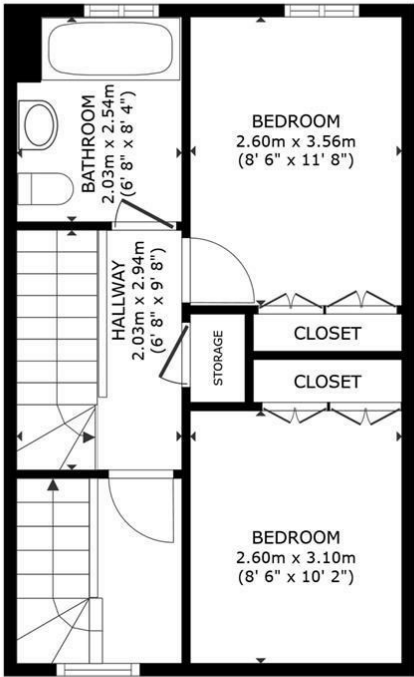
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

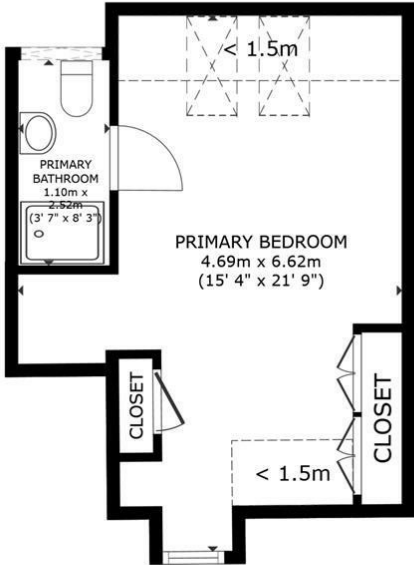
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 39.0 m² (420 sq.ft.) FLOOR 2 37.5 m² (404 sq.ft.) FLOOR 3 22.0 m² (237 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 4.0 m² (43 sq.ft.)
TOTAL : 98.6 m² (1,061 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



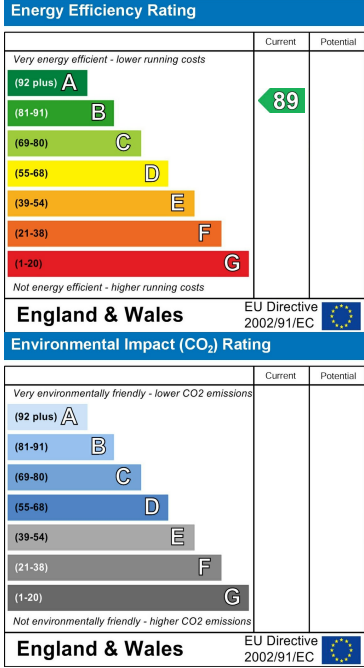
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph



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