

**A TENANTS
GUIDE TO LIVING
AT
THE HUB,
CHELMSFORD,
ESSEX, CM1 1GD**

YOUR TENANCY TERMS:-

1. All tenancies agreed are either a one year Standard Assured Shorthold Tenancy with no break clause or a minimum six month break clause within a Standard Assured Shorthold Tenancy. All notice to quit periods must be a minimum of two months.
2. Deposits – One bedrooms £1,500.00 minimum – Two bedrooms £2,500.00 minimum.
3. All rents are to be paid on or before the 01st of each month. There is an administration charge of £25 per day for each late rent payment.
4. All apartments are checked by us on a three monthly basis to ensure a high quality of service and maintenance.
5. All repairs / problems are to be reported to us immediately by phone or email. Any problems not reported and left to the end of Tenancy will be deducted from your deposit.
6. If you lock yourself out of your apartment, you may call us during office hours only between 9am – 6pm, Monday to Friday. It is your responsibility to call and pay for a locksmith outside these hours and to supply us with a new set of keys, any damage will be deducted from your deposit.
7. Any lost keys will be charged at cost. Any lost main security gate fobs will be charged at £25.00 per new fob.
8. We expect our properties to be handed back in the condition they were let to you in – if this is not the case you will be charged for cleaning and repairs.
9. Please call us immediately if you have any problems or queries.
10. We have two main requests of our Tenants:-
 - a) Please make sure you always pay your rent on time!
 - b) Please respect our property and keep it in good condition.

Our Contact Details/Emergency No's:-

Luke Doonan: 07973 800 319

Office: 01279 506 156

Fax: 01279 656 434

Email: luke@consciousimage.com

Office address: The Coach House
8 Watsons Yard
Hadham Road
Bishops Stortford
Hertfordshire
CM23 2WH

Useful Telephone Numbers:-

British Telecom	150
Electric Supplier	08456 000 102
Council Tax Chelmsford Borough Council Civic Centre Duke Street Chelmsford Essex CM1 1JE	01245 606 606

Location

Imagine the perfect luxury apartment. Supreme levels of comfort and style. Spacious open plan interiors. Stunning, cutting edge design. Now add to the wish list. Set your dream home right in the heart of one of the UK's most happening locations, less than 40 minutes by train from Central London.

It's called The Hub, an exceptional new development in the centre of the town of Chelmsford. Close to the action, miles above what you might expect in concept and specification. Each of the 72 superb 1 and 2 bedroomed apartments and penthouses are a blueprint for contemporary living.

Commuting from Central London is easy from The Hub. Chelmsford Station is just a short walk away, and from there it's less than 40 minutes to Liverpool Street. So, you won't be spending valuable leisure time sitting on trains or waiting for taxis. If you want to stay in town after work for a night out, getting home won't be a problem.

Specifications

Kitchens

Designer kitchen by Urban Myth in a variety of styles
Quality appliances by Smeg to include stainless steel electric oven and gas hob with extractor chimney hood, integrated fridge/freezer
Under unit lighting
Sleek glass splash back
Dichroic downlighters – satin chrome finish
Ceramic tiled floor

Bathrooms and Ensuites

Contemporary sanitary ware by ideal Standard in white with chrome fittings
European wall tiling
Dichroic downlighters – satin chrome finish

Surface mounted extractor fan
Shaver point – satin chrome finish
Ceramic tiled floor
Fitted mirror

Heating

Gas fired central heating via hot water radiators

Windows

Powder coated aluminium framed double glazed sealed units

Security

Video security entry phone system
Wiring for burglar alarm system
Mains operated smoke detector

Home Entertainment / Communications

Television / FM radio outlet points to reception room and bedrooms
Telephone outlet points to reception room and bedrooms
Communal terrestrial television aerial.

Facilities

From stylish restaurants to lively cafes and bars, Chelmsford nightlife has an international feel. The town's three theatres provide a huge variety of entertainment. The Odeon multiplex features all the latest blockbuster movies and there are several nightclubs for those who want to dance the night away. If that's not enough to satisfy your appetite for going out, there's always the Country's Capital, just a short journey away.

Retail therapy is easy to come by in Chelmsford. A pedestrianised High Street, two modern under-cover shopping centres and a bustling indoor market are complemented by specialist shopping

areas in Moulsham Street and the West End. All the major High Streets brands are represented, along with an electric mix of independent stores selling everything from designer clothes to kitchen utensils.

Security

You must use your key fob to enter and leave the development. The car park has security shutters which are accessed using a remote control fob.

Post & Parcels

Each apartment has its own letterbox located just outside the main entrance to the development. All Tenants will be issued with letterbox key per apartment.

Directory – Useful Addresses & Telephone Numbers

Chelmsford Borough Council		01245 606 606
Council Tax		01245 606 780
Parking		01245 606 411
Childrens Services		01245 606 606
Planning & Development		01245 606 826

Services/Wellbeing

Springfield Hospital	Lawn Lane, CM1 7GU	01245 234 000
The Priory	Stump Lane, CM1 7SJ	01245 345 345
Chelmsford Police	Arnhem Road, CM1 2EN	01245 452 395
Essex Fire & Rescue	Kelveden Park, CM8 3HB	01376 576 000

Food & Drink Eating Out

La Vista	23 Church St, CM2 7HX	01245 478 884
Back Inn Time	Victoria Road, CM1 1NY	01245 698 195
Masons Too Ltd	London Road, CM2 8TE	01245 346 877
The Blue Bridge	1 Bridge St, CM1 3EY	01245 422 891
Cosmopolitan	10 Broomfield Road, CM1 1SN	01245 493 929
Rose & Crown	57 The Green, CM1 3DT	01245 420 266

Eating In

Abel & Cole	www.abelandcole.co.uk	0845 626 364
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