

A very well presented second floor flat in a prime location opposite Tesco's and all local amenities. The property benefits from an open plan lounge/kitchen. Double bedroom and bathroom with shower. There is off road parking available for all residents including a secure telephone entry system and lift. Available early September. EPC Rating D. Council Tax Band B. Holding fee £229.62. Deposit £1,148.08.

- One Bedroom Apartment
- Second Floor
- EPC Rating D
- Council Tax Band B
- Holding Fee £229.62
- Deposit £1,148.08

## Lounge

Open plan Lounge/Kitchen. Window to rear.
Kitchen with wall and base units. Laminate flooring.

#### Kitchen

Modern fitted kitchen with a range of high gloss base and wall mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap. Washing machine. Built-in oven with electric hob and extractor over. Free standing washing machine. Space for a fridge/ Freezer. Laminate flooring.

### Bedroom

Bathroom suite comprises of Bath with shower over. WC and hand basin. Laminate flooring.

#### Bedroom

Double bedroom with wardrobe. Window to rear. Laminate flooring.







## Agency Fees

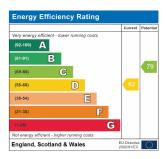
#### Fees:

Permitted Tenant payments are:-Holding deposit per tenancy – One week's rent Security deposit per tenancy – Five week's rent Unpaid rent - charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/ Variation of contract at the tenant's request -£50.00 (inc. VAT) per agreed variation. Change of sharer at the tenant's request - £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. Early termination of tenancy at tenant's request -Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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# Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG
T: 01462 895061 | E: baldock@country-properties.co.uk
www.country-properties.co.uk

