



8, Havelock Close

Gamlingay, Sandy,
Cambridgeshire, SG19 3NQ
£1,150 pcm

country
properties

**** AVAILABLE NOW **** **** GARAGE **** A two bedroom ground floor maisonette on a small development of similar properties in the sought after village of Gamlingay. Comprising of porch, hallway, bathroom, two double bedrooms, kitchen, utility room, lounge/diner, patio, communal gardens with pond and garage. EPC Rating C. Council Tax Band B. Holding Fee £265.38. Deposit £1,326.92. Available Immediately.

- Two Double Bedrooms
- Ground Floor Maisonette
- Council Tax Band B
- EPC Rating C
- Holding Fee £265.38
- Deposit £1,326.92

Front External

Laid to block paving with parking for one vehicle.

UPVC Double Glazed Obscured Door into:-

Porch

Tiled flooring. UPVC double glazed obscured window to side aspect. Wall mounted fuse box. Wall mounted electric box. Ceiling mounted light. UPVC double glazed obscured door into:-

Entrance Hall

Brand new carpet. Coir mat. Wooden skirting boards. Radiator. Wooden doors into all rooms. Double wooden doors opening into built in storage space. Ceiling mounted smoke alarm.

Bedroom Two

Carpeted. Wooden skirting boards. UPVC double glazed window to side aspect. Radiator. Fitted wardrobe with shelving above. Wardrobes with access to under stairs storage area.

Bedroom One

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. Fitted wardrobes with shelving. Fitted unit. Telephone socket.

Lounge/Diner

Brand new carpet. Wooden skirting boards. UPVC double glazed windows to both side aspects. UPVC double glazed window to rear aspect. UPVC double glazed door to communal garden and patio area. Two radiators. Fitted cubed shelving unit. Wooden serving hatch into the kitchen. Heating control thermostat. Fitted shelving unit with mirror. Master 5C socket. TV aerial point.

Kitchen

Vinyl flooring. UPVC double glazed window to side aspect. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in hob with extractor over. Built in oven. Built in microwave. Space for fridge/freezer. Space for dishwasher. Wall mounted gas boiler. Serving hatch through to the lounge/diner. Carbon monoxide alarm.

Cloakroom /Utility

Tiled vinyl flooring. Wooden skirting boards. Base units with work surfaces over. Stainless steel sink and drainer. UPVC obscured double glazed window to side aspect. Space for washing machine. Low level WC. Radiator. Shaver socket.



Bathroom

Vinyl flooring. UPVC double glazed obscured window to side aspect. Low level WC. Bath with shower attachment. Vanity unit with two wash hand basins. Two wall mounted heated towel radiators. Wall mounted extractor fan. Floor drain.

EXTERNAL

Communal Garden

Patio area. Pond. Use of communal gardens

Garage

Single garage with parking

Agency 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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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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