



The Gables, Scarp Close

Plot 1, Ashwell Street, Ashwell,
Hertfordshire, SG7 5QR
£3,250 pcm

country
properties

A newly constructed 4 bedroom detached executive home with contemporary design features, particularly high specification finish throughout. Externally the property offers attractive front & rear gardens with private courtyard style seating areas, electric gates from the large multi-vehicle driveway and EV charging. Sorry pets are not permitted at the property. Available Immediately. EPC Rating B. Council Tax Band H. Please note that the rental payment includes a gardener. Holding Fee £750.00. Deposit £3,750.00.

- 4 Double bedrooms – 2 en-suite's & dressing room to master
- Underfloor heating throughout via environmentally friendly Air Source Heat Pump
- EPC Rating B
- Council Tax Band H
- Holding Fee £750.00
- Deposit £3,750.00

Accommodation & Specification

Kitchen/Diner

27' 0" x 17' 9" (8.23m x 5.41m)

- Fitted designer handleless Zola kitchen in Soft-Matte Light Grey and Graphite with Aluminium trim
- Soft close kitchen cupboard doors and draws
- LED energy efficient ceiling down lighters
- LED under wall kitchen unit lighting and kick board lighting on separate switch
- Carrea Misterio 20mm Quartz worksurfaces and upstand
- Integrated appliances: Quooker hot tap, fridge/freezer, dishwasher, washer dryer and wine cooler (all energy A rated)
- Built in stainless steel Neff electric fan oven, Neff Combi and Neff warming draw with Neff induction hob and extractor hood

Lounge

16' 10" x 15' 6" (5.13m x 4.72m)

- Sky lanterns
- Designer Porcelanosa 1200 x 1200 tiled flooring
- Large Bi-fold doors to large patio seating area
- Loft hatch with pull down stairs to fully boarded loft space

Study

13' 1" x 7' 3" (3.99m x 2.21m)

- Underfloor heating
- Window to patio

Principal Bedroom

15' 1" x 10' 6" (4.60m x 3.20m)

- Carpet flooring
- Underfloor heating
- En-suite bathroom
- Dressing room
- External door to rear patio

Bedroom Two

15' 1" x 11' 3" (4.60m x 3.43m)

- Carpet flooring
- Under floor heating
- Window to rear
- Velux style window to rear
- En-suite



Bedroom Three

15' 1" x 10' 6" (4.60m x 3.20m)

- Carpet flooring
- Under floor heating
- Window to rear
- Velux style window to rear

Bedroom Four

15' 1" x 11' 3" (4.60m x 3.43m)

- Carpet flooring
- Under floor heating
- External door to rear patio

Bathroom, Cloakroom & En-suite Specifications

- White sanitary ware
- Chrome taps
- Bath & separate shower cubicle with rain dancer shower head
- Mirror light with shaver socket
- Fully tiled wall
- Chrome heated towel rail
- LED ceiling down lighters
- Porcelanosa tiles floors
- En-suite to Principal bedroom with integrated bath

External

- Front and rear garden graded & turfed
- Attractive paved paths and courtyard patio areas
- External lighting to front entrance and rear patio
- Private gravel driveway providing off road parking for various vehicles enclosed via electronic gate
- EV charging points

Agency Fess

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.

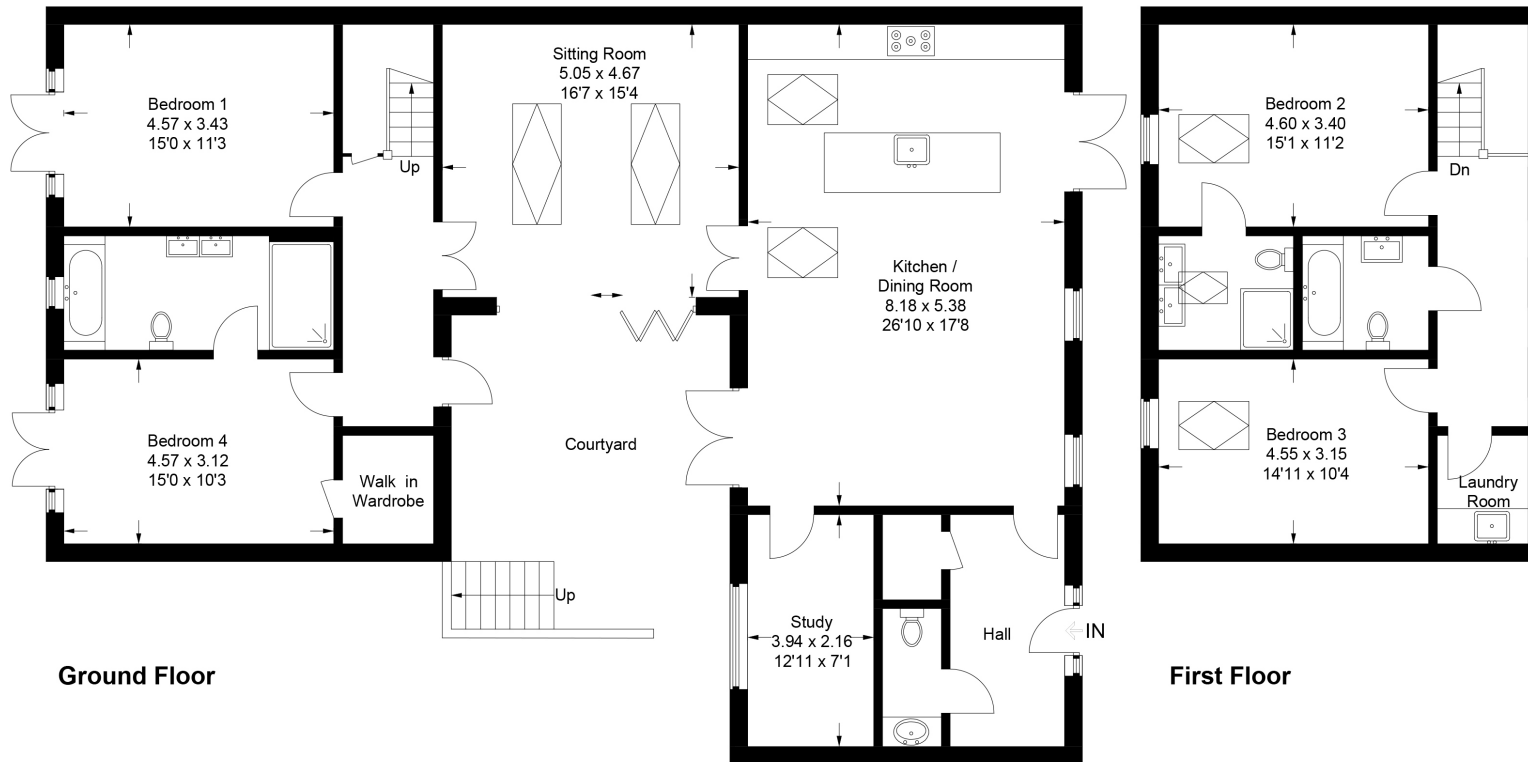
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Approximate Gross Internal Area
 Ground Floor = 148.7 sq m / 1,600 sq ft
 First Floor = 55.7 sq m / 599 sq ft
 Total = 204.4 sq m / 2,199 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	87	93
A		
(81-91)		
B		
(69-80)		
C		
(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		



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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