



Innovent House

Flat A, Mill Street, Gamlingay,
Cambridgeshire, SG19 3JW

£895 pcm

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properties

Spacious two bedroom First Floor Apartment situated in the heart of the popular village of Gamlingay, close to local shops, schools and pubs, with a wider range of amenities in Pottton, Biggleswade and Sandy. The property offers a open plan kitchen/living area, two bedrooms, four piece bathroom suite, balcony and off road parking for one car. Available Mid March. EPC Rating C. Council Tax Band A. Holding Fee £206.54. Deposit £1032.69.

First Floor

Front Door To:-

Parking

Off road parking for one car.

Kitchen/Living Area

18' 8" x 16' 2" (5.69m x 4.93m)

Kitchen fitted with a range of eye and base level units with roll top work surface over. Sink and drainer unit. Built-in electric hob with stainless steel splash back and extractor over. Built-in electric oven. Fridge. Washing machine. Ceiling spot lights. Two windows. Radiator.

Bedroom One

12' 4" x 9' 4" (3.76m x 2.84m)

Radiator. Window.

Bedroom Two

8' 8" x 6' 1" (2.64m x 1.85m)

Radiator. Window.

Bathroom

7' 5" x 6' 1" (2.26m x 1.85m)

White four piece suite. Walk-in shower with ceramic tiled splash back and glass folding door surrounding. Panelled bath with ceramic tiled splash back. Low level WC. Wash hand basin. Radiator. Frosted window.



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.

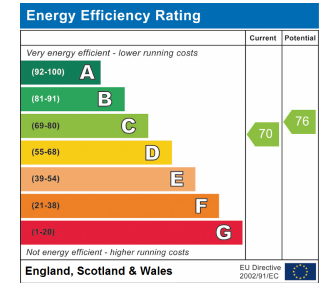
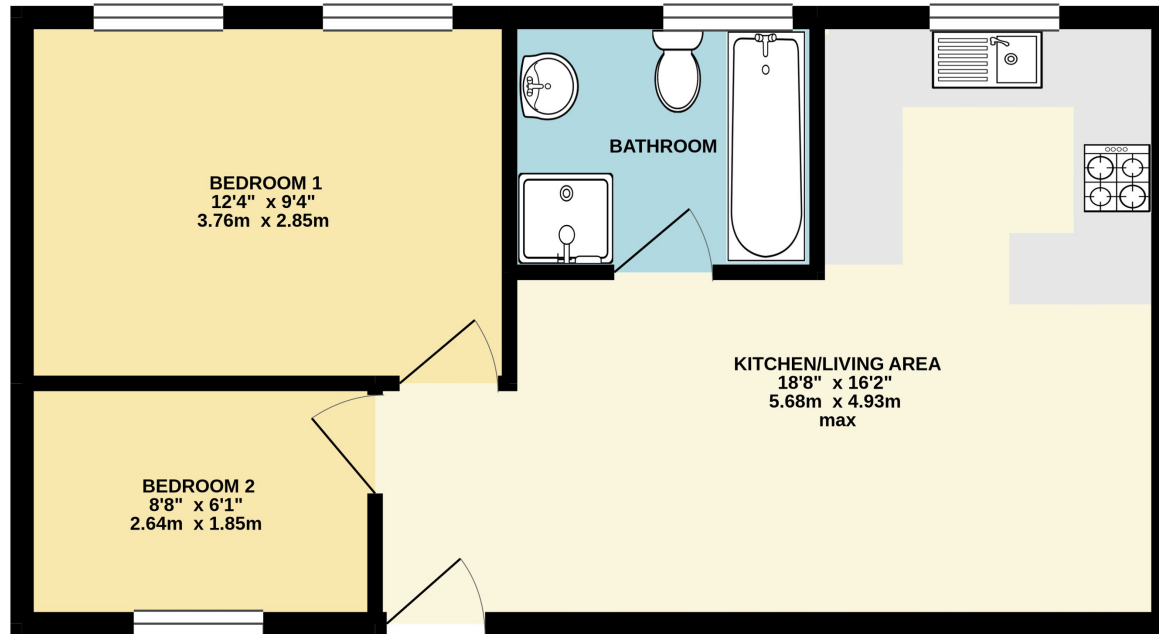
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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 455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.3 sq.m.) approx.

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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Viewing by appointment only

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