120, Newland Gardens

Hertford,
SG13 7WY
£1,700 pcm

country properties

Two double bedroom ground floor apartment situated within the popular Newland Gardens development. Comprising of entrance hall, lounge/diner, kitchen, two double bedrooms, family bathroom, en-suite, communal gardens, underground allocated parking space, use of the communal gym and water rates include within the rent. Within walking distance of the Town Centre and Train Station. Available mid November. Holding fee £392.31. Deposit £1,961.53. Council Tax Band D. EPC Rating C.

- Two double bedrooms
- Ground floor apartment
- EPC Rating C
- Council Tax Band D
- Holding Fee £392.31
- Deposit £1,961.53

Entrance Hall

Wooden flooring. Wooden skirting boards. Electric heater. Smoke alarm. Communal door entry phone. Wooden door to storage cupboard housing fusebox. Wooden door to storage cupboard housing hot water tank. Wooden doors to all rooms:

Lounge / Diner

17' 11" NT 16'05" x 11' 11" (5.46m x 3.63m) Wooden flooring. Wooden skirting boards. Electric heater x2. UPVC double glazed door to communal garden and patio area. Telephone socket. TV aerial point.

Kitchen

Tiled flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in oven, grill and hob with extractor over. Built in dishwasher. Built in fridge freezer. Freestanding washing machine.

Bedroom Two

12' 03" x 9' 0" (3.73m x 2.74m) Wooden flooring. Wooden skirting boards. Electric heater. UPVC double glazed window to rear. Wooden door to Jack and Jill bathroom.

Bathroom

5' 06" x 7' 05" (1.68m x 2.26m) Tiled flooring. Wooden skirting boards. Low level WC. Wash hand basin with vanity unit. Bath with shower attachment. Heated towel radiator. Shavers socket. Ceiling mounted extractor fan.

Bedroom One

12' 0" NT 10'00" x 13' 10" NT 11'09" (3.66m x 4.22m) Wooden flooring. Wooden skirting boards. Electric heater. UPVC double glazed door to front communal garden and patio area. Double wooden doors to built in wardrobe.

En-suite

6' 03" x 5' 07" (1.91m x 1.70m) Tiled flooring. Wooden skirting boards. Low level WC. Wash hand basin with vanity unit. Shower enclosure. Shavers socket. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

External

One allocated underground parking space. Communal gardens.

Agents note

**** DISCLAIMER - This property is owned by a part time member of staff ****

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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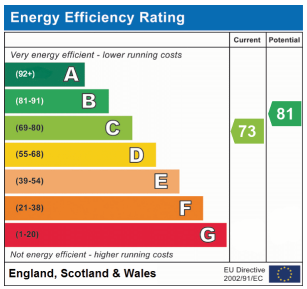

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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

Country Properties | 45, High Street | SG8 9AW
T: 01763 245121 | E: royston@country-properties.co.uk
www.country-properties.co.uk

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