



TO LET

Gaviots Close, Gerards Cross
£263 pw + security deposit

AVAILABLE TO NHS KEY WORKERS ONLY
- spacious newly painted two bedroom
maisonette

- First floor maisonette
- 2 bedrooms
- Large reception room
- Bathroom with bath & shower
- Gas Central Heating
- Walk to GX town centre
- Unfurnished
- Garage
- Driveway parking
- Use of front garden



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Gaviots Close,
Gerrards Cross,
Bucks
SL9 7EL

AVAILABLE TO NHS KEY WORKERS ONLY - AVAILABLE TO NHS KEY WORKERS ONLY

This newly decorated and carpeted spacious two bedroom first floor maisonette comes to the market on an unfurnished basis and is available immediately. Accommodation comprises own front door, stairwell to first floor, large living room with storage cupboard, fully fitted kitchen with appliances, main bedrooms with built in cupboard, large single bedroom, family bathroom with bath and shower over. Gas central heating. Double glazing. Single garage. Driveway parking for one car. Outbuilding. AVAILABLE IMMEDIATELY, UNFURNISHED. Council tax band C. Energy efficiency rating grade C. Use of front garden.

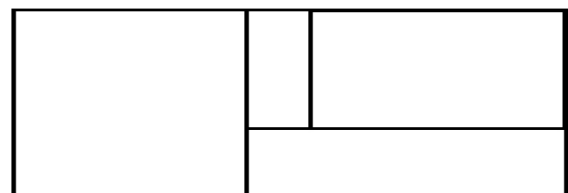
IMPORTANT - Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.

>> Key Features

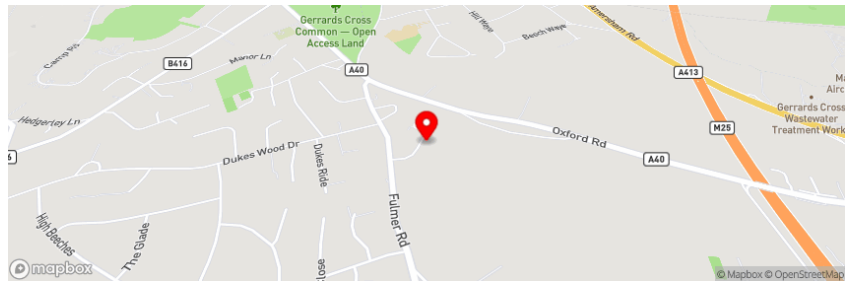
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**Waiting for
Floorplan**

Directions



Certificate Number : 03802949343024952085

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/03802949343024952085>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.