



**Oliver
Minton**
Sales & Lettings

**2 Gauldie Way,
Standon**

Hertfordshire SG11 1QD

£1,350 Per Calendar Month



AVAILABLE FURNISHED OR UNFURNISHED, a rarely available 2 bedroom ground floor maisonette with it's own front door and adjoining rear garden with direct access from the kitchen.

Well appointed at the bottom of Gauldie Way, this spacious property offers very well presented accommodation comprising entrance porch, living room, excellent kitchen, 2 bedrooms and bathroom. There is uPVC double glazing, electric heating, garage en-bloc and an attractive 25' x 25' rear garden with rear access gate. Puckeridge and Standon are sought-after villages, with excellent schools and uninterrupted dual carriageway (via the A10) to Enfield and the M25. Bishop's Stortford and Stansted airport are approximately 15/20 minutes away (via the A120). NO PETS OR SMOKERS



Notes to potential tenants
SERVICES
MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE. Electric storage heaters
BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT <https://checker.ofcom.org>

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent

Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

Area Map



Floor Plans

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA - 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information provided by the agent and/or by their own inspection. The agent, its agents and its agents shall not be liable for any error or omission in this plan.

Tenure:

Council Tax Band: C

Viewing Arrangements:
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.