Cheerent
01189416111
info@cheerent.co.uk
www.cheerent.co.uk



Elgin Gate

26 Goldsmid Road, RG1 7JY

£1,275 PCM

2 1 1 C

Available Mid December in the gated development of Elgin Gate close to town centre with excellent transport links. This delightful ground floor flat boasts a large reception room with patio doors leading to a private garden. A double bedroom with integrated wardrobes and storage space and a further single bedroom with an integrated wardrobe. The property also features a shower room with large standalone shower, and a kitchen complete with appliances, Property also benefits from Gas central heating and double glazing. Council tax is band B.
EPC is 71C Current & 74C potential. * for more info please see www.vanderpump.co.uk
PLEASE NOTE SUCCESSFUL APPLICANTS WILL HAVE TO PASS A CREDIT CHECK AND AN AFFORDABILITY TEST Relevant letting and tenant protection information:
In addition to paying rent for the property, you may also be required to make the following permitted payments: Before the tenancy starts: Holding Deposit: 1 week's rent; and/or
Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
During the tenancy: Payments to other third parties: such as Council Tax, utilities or payments for communications services;Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and Tenancy Transaction Charges: such as requests to vary or assign the tenancy.











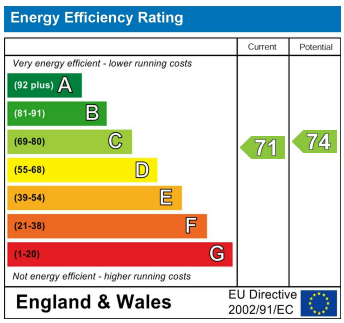


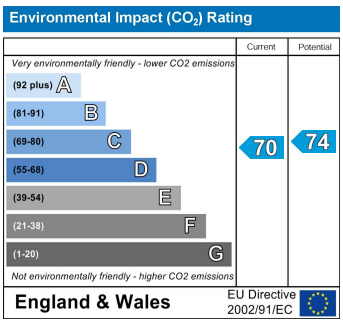


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.