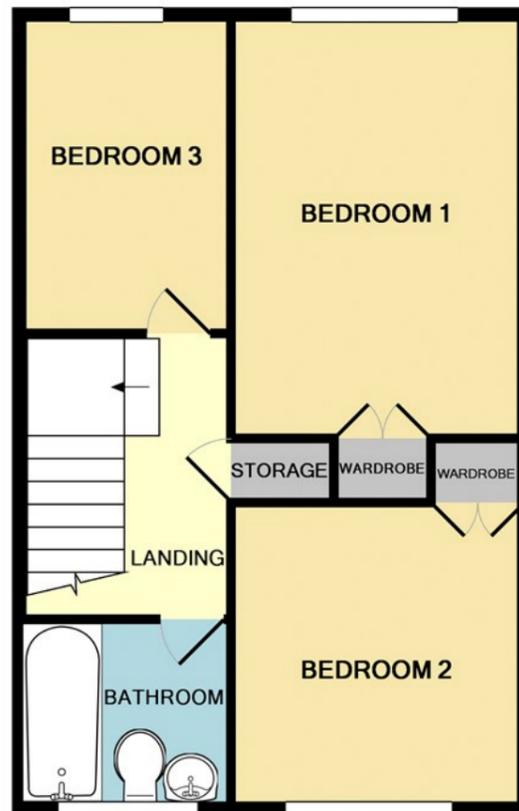


GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018



## St Johns Court, Gladstone Road, Buckhurst Hill

£2,100 PCM

- Close to St John's & Braeside School
- Garage
- Modern bathroom & kitchen
- Lounge/diner
- Quiet Cul-de-sac
- 0.7 Miles from Buckhurst Hill Station
- Front & rear garden
- Downstairs W.C
- Three bedrooms
- Semi-detached house

# St Johns Court, Gladstone Road, Buckhurst Hill

Petty Son and Prestwich re exceptionally pleased to offer this three bedroom semi-detached house, positioned only 0.7 miles from Buckhurst Hill Central Line station.



Council Tax Band: E



This 3 bedroom semi-detached house is situated in a quiet cul-de-sac location, a short walk from St John's C of E Primary and Braeside Senior School. Externally the home has access to a garage, low maintenance front and rear garden, with the rear garden being laid to patio and lawn.

Internally the home benefits from a large lounge/diner leading through to a contemporary kitchen/breakfast room, handy downstairs W.C, three good sized bedrooms and a modern family bathroom with shower over bath.

The home enjoys gas central heating and double glazing throughout.

Available Now

Unfurnished

EPC Rating: C74

Council Tax Band: E

1 Week Holding Deposit: £484

5 Week Total Deposit: £2423

## Reception Room

17'4" x 17'1"

## Kitchen

9'11" x 9'10"

## Bedroom

14'4" x 9'10"

## Bedroom

10'4" x 9'11"

## Bedroom

10'9" x 6'10"

## Bedroom

6'9" x 6'5"

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019\*

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).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave 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 date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees