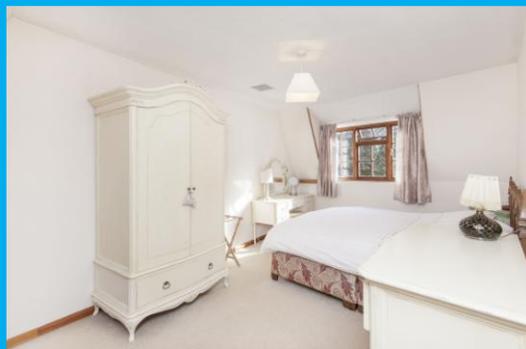
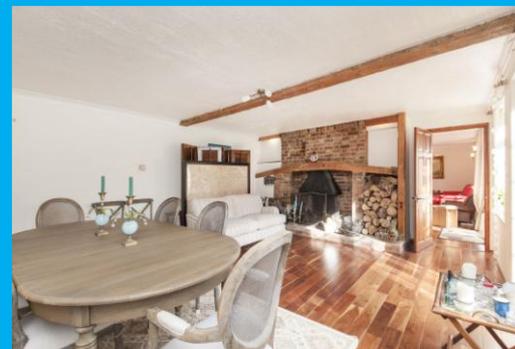




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Great Amwell, Nr Ware , Herts

Elmbrook | Hillside Lane | Great Amwell | WARE | Hertfordshire | SG12 9SQ

£2,250 PCM + Fees (See Over\*)

# Property Particulars

A HIDDEN GEM ! - Tucked away down a long private drive, a detached Coach House to a Manor House with lovely private walled garden of about an acre, lots of parking, 4 bedrooms, 2 reception rooms - available March 2017, ideally for a long term let.

## Key Information

**Available:** March 2017

**EPC Rating:** E

**Council Tax:** Band G

**Local Authority:** East Herts Council

**Nearest Station:** St Margarets – 0.8 miles

Fees\* - (Further details of fees available via our website or upon request)

- 1) **Administration Fee:** £180 Inc VAT per adult tenant for referencing and agreement creation
- 2) **Non-Refundable Holding Deposit:** £1000 (deducted from initial rental payment upon successful referencing and signature of tenancy)
- 3) **Security Deposit:** (equal to 1.5 x the agreed monthly rental amount). Held securely with The Deposit Protection Service
- 4) **Tenancy Renewal Fee:** (where applicable) £60 Inc VAT per adult tenant, per tenancy renewal
- 5) **Inventory Check Out Fee:** £168 Inc VAT (due at the completion of the tenancy)

## Floorplans



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Members of The Property Ombudsman Scheme

