



Cromwell Road
St Andrews

£1,200 Monthly
1 Bedroom Flat / Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

One bedroom ground floor flat on Cromwell Road in St Andrews, offered unfurnished and available from the 6th of September 2024.

Amy will be running the viewings at this lovely flat, so book yours today!

The flat is located on Cromwell Road which is a short walk from the popular Gloucester Road and St Andrews Park. It offers easy access to amenities including shops, bars and restaurants as well as Montpelier train station and bus routes throughout the city.

The flat briefly comprises of an open plan kitchen/living space with a fridge freezer, washing machine, oven and hob, a spacious bedroom with large bay windows, and a bathroom with a shower over the bath.

The property also benefits from gas central heating, double glazing and a combination boiler.

Amy's Highlights:

- Off street parking space is on a first come first serve basis
- Easy access to Gloucester Road
- Regular public transport links
- Walking distance to St Andrews Park
- Ideal for a single professional

Home Truths:

- Tenants must earn two and a half times the rent in order to qualify for this property
- Loft access is not permitted.

Property Essentials:

- o Structure Materials – Brick/Stone
- o Electricity supply – Mains

- **Unfurnished**
- **BAY WINDOWS**
- **COUNCIL TAX BAND A**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **EASY ACCESS TO CITY CENTRE**
- **EPC RATING D**
- **WALKING DISTANCE TO GLOUCESTER ROAD**
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- o Water supply – Mains
 - o Sewerage – Mains
 - o Heating type – GCH
 - o Broadband– (Source Ofcom) Standard, Superfast and Ultrafast
 - o Mobile signal – (Source Ofcom) Limited
 - o Building Safety – No
 - o Restrictions – No
 - o Rights and Easements – No
 - o Flood risk – No
 - o Planning Permissions – No
 - o Accessible – No
 - o Coalfield / Mining area –No
- Room measurements stated in this listing are for guidance and may not be accurate.

In accordance with the Tenant Fees Act 2019, we may charge the following fees should the circumstances arise:

- Our re-let fees upon early termination of a tenancy (50% of the rent, deposit protection & inventory cost)
- Tenancy variation cost - £50
- Interest 3% above the Bank of England base rate on any rent 14 days late, or more
- Bills for the tenancy (council tax, utilities, TV licence, communication services)

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