



# 12b, Station Road

Letchworth Garden City,  
Hertfordshire, SG6 3AU  
£1,245 pcm

country  
properties



Ground floor one bedroom apartment located in the heart of Letchworth Garden City, this property is just a short walk from local amenities, parks, and excellent transport links, including the nearby train station for easy access to London and other surrounding areas. . The property comprises of lounge, fully fitted kitchen, bedroom with high ceilings, family bathroom and air conditioning. Whilst the property has no parking, there is the option to have a parking space at an additional cost to be discussed. Available now. EPC Rating E. Council Tax Band A. Holding fee £287.31. Deposit £1,436.54.

- One Bedroom Ground Floor Apartment
- Town Centre Location
- EPC Rating E
- Council Tax Band A
- Holding Fee £287.31
- Deposit £1,436.54

UPVC Double Glazed Front Door Into:-

### Lounge

12' 05" x 12' 11" (3.78m x 3.94m)  
Karndean flooring. Wooden skirting boards. UPVC sash style double glazed window to front aspect. TV aerial point. Telephone socket. Air conditioning and heating control panel. Carbon monoxide alarm. Inset ceiling spotlights.

### Kitchen

7' 00" x 11' 03" (2.13m x 3.43m)  
Karndean flooring. Wooden skirting. Wall and base units with work surfaces over. Ceramic sink and mixer tap. Built in hob with extractor over. Built in oven and grill. Built in microwave. Built in fridge/freezer. Built in dishwasher. Built in washing machine. Built in wine cooler. Inset ceiling spotlights. Heat alarm.

### Inner Hallway

Karndean flooring. Wooden skirting boards. Smoke alarm. Wooden door into cupboard hot water tank, associated pipe work, control wall mounted fuse box.

### Bathroom

6' 11" x 7' 00" (2.11m x 2.13m)  
Tiled flooring. Low level WC. Wash hand basin with vanity unit. Shower enclosure. Ceiling mounted extractor fan. Wall mounted heated towel radiator. Wall mounted light up bathroom mirror.

### Bedroom

12' 01" x 12' 10" NT x 9' 07" (3.68m x 3.91m NT x 2.92m)  
Karndean flooring. Wooden skirting boards. Two UPVC double glazed sash style windows. Smoke alarm. Air conditioning and heating control panel. Inset ceiling spotlights.

### Agent Notes

There is no allocated parking with the property. There is the possibility to have a parking space, however this will be chargeable at a separate cost of which is to be discussed.



## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated 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 of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG  
T: 01462 895061 | E: baldock@country-properties.co.uk  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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