



11, London Road

Baldock,
Hertfordshire, SG7 6LE
£1,295 pcm

country
properties

A two bedroom house comprising of entrance hall, kitchen, lounge, two bedrooms, bathroom, rear garden and off road parking for one vehicle. Property is available late April. Council Tax Band C. EPC Rating D. Holding fee £298.85. Deposit £1,494.23. Google maps states that the property is a 0.9 miles and a 21 minute walk to the train station.

- Two Bedrooms
- Available Late April
- EPC Rating D
- Council Tax Band C
- Holding Fee £298.85
- Deposit £1,494.23

Front Garden

Pathway leading up to front door. Off road parking for one car. Wooden door to outside storage cupboard housing electric meter. Outside light (unknown if working).

Wooden Door into:

Entrance Hall

Carpeted. Wooden skirting boards. Stairs rising to first floor. Two wall mounted fuse boxes. Wall mounted electric heater. Two telephone sockets. Smoke alarm. TV aerial point.

Kitchen

7' 03" x 7' 11" (2.21m x 2.41m) Vinyl flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Freestanding washing machine. Freestanding oven and grill with hob. Space for fridge/freezer. Wall mounted electric Dimplex fan heater.

Lounge

13' 04" x 13' 07" NT x 10' 01" (4.06m x 4.14m NT x 3.07m) Wooden flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. UPVC double glazed door to rear garden. Electric heater. Wooden door to under stairs storage cupboard. TV aerial point.

Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm.

Bedroom One

13' 07" x 7' 10" (4.14m x 2.39m) Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall mounted electric heater.

Bathroom

6' 03" x 7' 02" (1.91m x 2.18m) Vinyl flooring. Wooden skirting boards. Wash hand basin. Low level WC. Bath with wall mounted electric shower. Ceiling mounted extractor fan. Wall mounted electric heater.

Bedroom Two

10' 02" x 6' 10" (3.10m x 2.08m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater. Wooden door opening over stairs storage cupboard with hanging rail. Wooden door opening to cupboard housing hot water tank with storage.



Rear Garden

Mainly laid to lawn. Patio area. Wooden fencing. Wooden gate to rear access.

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/

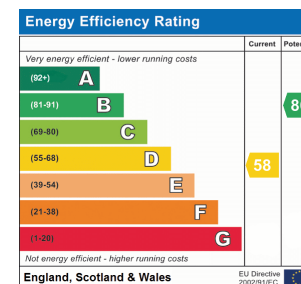
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





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

country
properties