



2 Finn House

73, High Street, Baldock,
Hertfordshire, SG7 6BP
£1,525 pcm

country
properties

Not to be missed! Just converted two bedroom ground floor apartment centrally located on Baldock High Street within walking distance to the Train Station and all local amenities. Comprising of entrance hall, open plan kitchen/lounge, two bedrooms, family bathroom, allocated parking space and its own private entrance. Available Now. EPC Rating B. Council Tax Band TBC. Holding fee £351.92. Deposit £1,759.62.

- Brand New Converted Property
- Two Bedrooms
- High Street Location!
- EPC Rating B
- Holding Fee £351.92
- Deposit £1,759.62

Front

Outside light. Block paved ramp leading to UPVC double glazed door into:-

Entrance Hall

Karndean flooring. Wooden skirting boards. Inset ceiling spot lights. Smoke alarm. Wooden door into storage cupboard housing hot water tank and fuse box.

Open Plan Lounge/Kitchen

24' 01" x 15' 06" NT x 14' 04" (7.34m x 4.72m NT x 4.37m)

Lounge:

Karndean flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater. Inset ceiling spot lights. Smoke alarm. Telephone socket. TV aerial point.

Kitchen:

Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Built in microwave. Built in washing machine. Built in fridge/freezer. Built in dishwasher.

Bedroom One

9' 09" x 9' 11" (2.97m x 3.02m)

Karndean flooring. Wooden skirting boards. UPVC double glazed window to side aspect. Wall mounted electric heater. Inset ceiling spot lights. Telephone socket. TV aerial point.

Bathroom

8' 01" x 5' 06" (2.46m x 1.68m)

Tiled flooring. WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted heated towel radiator. Ceiling mounted extractor fan. Inset ceiling spotlights. Wall mounted light up mirror.

Bedroom Two

13' 10" x 9' 03" (4.22m x 2.82m)

Karndean flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater. Inset ceiling spot lights. TV aerial point. Telephone socket.



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/

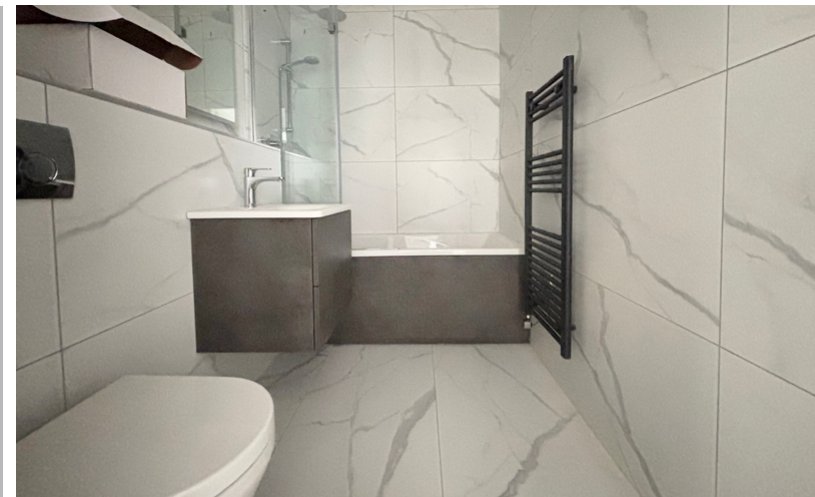
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

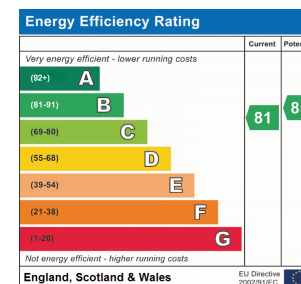
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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