



# 1 Finn House

73, High Street, Baldock,  
Hertfordshire, SG7 6BP  
£1,575 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, en-suite, allocated parking space and its own outside space. Available Now. EPC Rating B. Council Tax Band TBC. Holding fee £363.46. Deposit £1,817.31.

- Brand New Converted Property
- Two Bedrooms
- High Street Location!
- Holding Fee £363.46
- Deposit £1,817.31

## Front

Wooden fencing. Wooden gate. Laid to patio. Outside light. UPVC double glazed door into:-

## Entrance Hall

Karndean flooring. Wooden skirting boards. Smoke alarm. Ceiling mounted inset ceiling spot lights. Additional smoke alarm. Wooden door opening into large storage area housing hot water tank and fuse box.

## Open Plan Lounge/Kitchen

18' 08" x 13' 10" (5.69m x 4.22m)

Lounge:

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

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 fridge/freezer. Built in dishwasher. Built in washing machine.

## Bedroom One

21' 04" NT x 10' 08" x 13' 07" (6.50m NT x 3.25m x 4.14m)

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

## En-Suite

3' 09" x 9' 07" (1.14m x 2.92m)

Tiled flooring. UPVC double glazed obscured window to rear aspect. WC. Wash hand basin with vanity unit. Shower enclosure. Wall mounted heated towel rail. Inset ceiling spot lights. Ceiling mounted extractor fan.

## Bedroom Two

12' 09" NT x 11' 08" x 9' 11" (3.89m NT x 3.56m x 3.02m)

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

## Bathroom

Tiled flooring. UPVC double glazed obscured window to side aspect. WC. Wash hand basin with vanity unit. Bath with shower over. Inset ceiling spot lights. Ceiling mounted extractor fan. Wall mounted heated towel radiator. Wooden door into storage cupboard.



## 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/

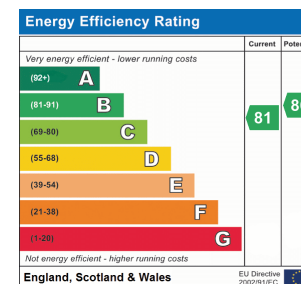
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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 terminate 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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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

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