



# Knights Court

17, Weston Way, Baldock,  
Hertfordshire, SG7 6JG  
£1,050 pcm

country  
properties



A one bedroom ground floor maisonette that has been fully redecorated throughout with brand new carpets and vinyl flooring. Property comprises of lounge, kitchen, inner hallway, bathroom and one bedroom. Available now. EPC rating C. Council Tax Band C. Holding fee £242.31. Deposit £1,211.54.

- One Bedroom Ground Floor Maisonette
- Fully Redecorated with Brand New Carpets and Flooring
- EPC Rating C
- Council Tax Band C
- Holding Fee £242.31
- Deposit £1,211.54

UPVC Double Glazed Front Door into:-

### Lounge

13' 4" x 12' 0" (4.06m x 3.66m)

Brand new carpet. Coir matt. Wooden skirting boards. Two radiators. UPVC double glazed bay window to the front aspect with cat flap. TV aerial point. Telephone socket. Wall mounted fuse box. Alarm control panel (unknown if working). Wall mounted heating thermostat.

### Kitchen

7' 0" x 8' 7" (2.13m x 2.62m)

Vinyl flooring. Wooden skirting boards. Wall mounted and base units with work surface over. Built in oven and hob with extractor over. Stainless steel one and a half bowl sink and drainer. Wall mounted gas boiler. Space for washing machine. Space for fridge/freezer.

### Inner Hallway

Brand new carpet. Wooden skirting boards. Radiator. Smoke alarm. Wooden door opening into built in wardrobe space with hanging rail and fitted shelf. Wooden door opening into and additional built in wardrobe with hanging rail and fitted shelf.

### Bathroom

Vinyl flooring. Low level WC. Wash hand basin. Bath with shower over. Radiator. Wall mounted extractor fan. Shaver socket.

### Bedroom

15' 7" x 10' 7" (4.75m x 3.23m)

Brand new carpet. Wooden skirting boards. Two UPVC double glazed windows. Radiator. Telephone socket. TV aerial point.



## 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.

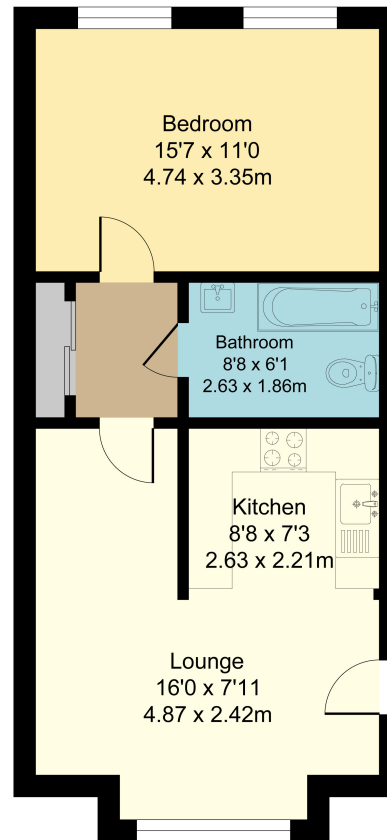
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more 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.



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Baldock, SG7 6JG**

**Ground Floor**



Total Area: 50.3 m<sup>2</sup> ... 542 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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