



6 Finn House

73, High Street, Baldock,
Hertfordshire, SG7 6BP
£1,350 pcm

country
properties

Not to be missed! Just converted one bedroom 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, one bedroom, bathroom, allocated parking space. Available Now. EPC Rating C. Council Tax Band TBC. Holding fee £311.54. Deposit £1,557.69.

- Brand New Converted Property
- One Bedroom
- High Street Location!
- EPC Rating C
- Holding Fee £311.54
- Deposit £1,557.69

Pathway Leading to:-

UPVC Double Glazed Front Door into:-

First Floor

Entrance Hall

Karndean flooring. Stairs benefiting from brand new carpet and wooden skirting boards rising to first floor. Smoke alarm.

Open Plan Lounge/Kitchen

16' 03" x 19' 00" (4.95m x 5.79m)

Lounge

Karndean flooring. Wooden skirting boards. Two UPVC double glazed windows to front aspect. UPVC double glazed window to rear aspect. Three wooden velux windows. Inset ceiling spot lights. Smoke alarm. TV aerial sock. Telephone point.

Kitchen

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

Bedroom

11' 11" x 13' 00" NT x 10' 06" (3.63m x 3.96m NT x 3.20m)

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

Bathroom

9' 06" x 6' 03" (2.90m x 1.91m)

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

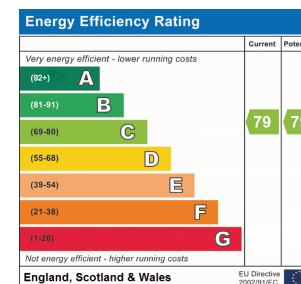
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to 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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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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