



Meridian House

Flat 1, High Street, Baldock,
Hertfordshire, SG7 6AZ
£1,200 pcm

country
properties

A Courtyard Garden ground floor apartment. Each apartment is unique with high quality kitchens and bathrooms offering spacious living space, high ceilings, wooden sash windows. The flat is the larger of the 1 bedroom flats and benefits from a private external courtyard measuring approx. 17ft x 16ft, access from a good size double bedroom, and a wonderful open plan living/kitchen area. Council Tax band B. EPC Rating C. Sorry No Pets. Available early August. Holding Fee £276.92. Deposit £1,384.62.

- Ground floor apartment
- Double bedroom
- EPC Rating C
- Council Tax Band B
- Holding Fee £276.92
- Deposit £1,384.62

Private Courtyard

16' 10" x 16' 1" (5.13m x 4.90m)

Ground Floor

Entrance Hall

Door to:-

Kitchen Area

13' 1" x 10' 11" (3.99m x 3.33m)

Modern fitted kitchen with integrated appliances.

Living Room

15' 11" x 10' 2" (4.85m x 3.10m)

Double doors to private courtyard.

Bedroom

16' 1" x 8' 8" (4.90m x 2.64m)

2 windows and double doors to private courtyard.

Door to inner hall with storage cupboard and door to:-

Bathroom

10' 4" x 5' 7" (3.15m x 1.70m)

Bath with rain water shower attachment over. Low level WC. Wash hand basin.



Agents Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

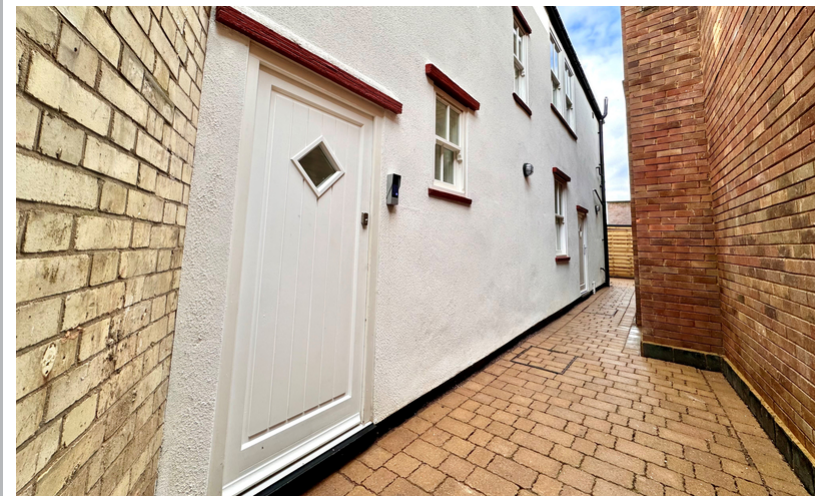
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or 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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Meridian House, Flat 1, 3 High Street, Baldock



Ground Floor

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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	72	81
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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