



# Astonia House

Flat 14, High Street, Baldock,  
Hertfordshire, SG7 6BP  
**£995 pcm**

country  
properties



A very well presented second floor flat in a prime location opposite Tesco's and all local amenities. The property benefits from an open plan lounge/kitchen. Double bedroom and bathroom with shower. There is off road parking available for all residents including a secure telephone entry system and lift. Available early September. EPC Rating D. Council Tax Band B. Holding fee £229.62. Deposit £1,148.08.

- One Bedroom Apartment
- Second Floor
- EPC Rating D
- Council Tax Band B
- Holding Fee £229.62
- Deposit £1,148.08

### Lounge

Open plan Lounge/Kitchen. Window to rear.  
Kitchen with wall and base units. Laminate flooring.

### Kitchen

Modern fitted kitchen with a range of high gloss base and wall mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap. Washing machine. Built-in oven with electric hob and extractor over. Free standing washing machine. Space for a fridge/ Freezer. Laminate flooring.

### Bedroom

Bathroom suite comprises of Bath with shower over. WC and hand basin. Laminate flooring.

### Bedroom

Double bedroom with wardrobe. Window to rear.  
Laminate flooring.



## Agency Fees

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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