



9, Bacons Yard

Ashwell,
Hertfordshire, SG7 5NH
£995 pcm

country
properties

An immaculate one bedroom, purpose built apartment situated in a quiet cul-de-sac in the popular and attractive village of Ashwell with all its amenities. The property is wonderfully bright and airy and has recently been refurbished throughout to a very high standard. Ashwell village is a sought after location with its pretty historic houses, butchers, bakers, doctors, dentist, coffee shops, tennis courts and cricket ground. Must be viewed to appreciate the property and location. Available mid June. Sorry no pets are permitted. EPC Rating D. Council tax band B.

- One bedroom apartment
- Spacious & bright lounge
- Newly fitted kitchen & shower room
- EPC Rating D
- Council Tax Band B
- Available Mid June

Shower Room

Window to rear. Walk-in shower cubicle. Low level WC. Wash hand basin with vanity unit under. Wall mounted heated towel rail.

Communal Entrance

Front Door

Entrance Hall

Radiator.

Lounge

13' 4" x 12' 8" (4.06m x 3.86m)

Radiator. 2 windows to front.

Kitchen

9' 5" x 7' 5" (2.87m x 2.26m)

Matching wall and base units. Eye level oven. Induction hob with extractor over. Ceramic sink and drainer. Freestanding washing machine. Freestanding fridge/freezer. Window to side.

Bedroom

10' 10" x 9' 5" (3.30m x 2.87m)

Window to rear. Cupboard housing electric boiler. Radiator. Built-in wardrobe and chest of drawers.



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.

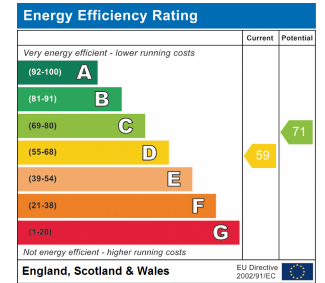
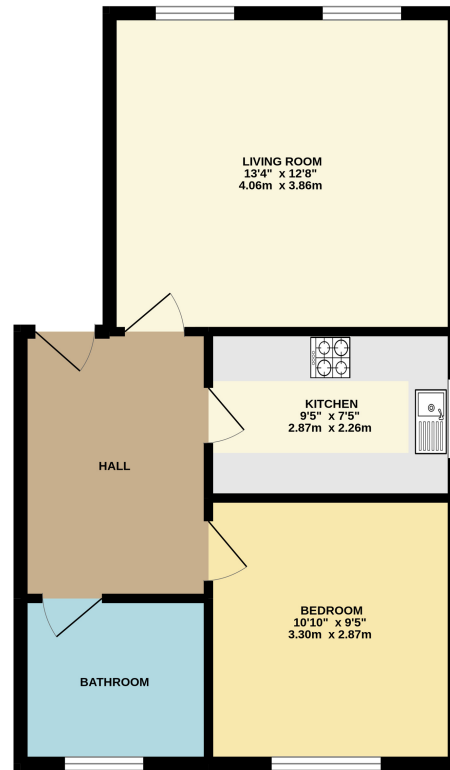
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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

Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties