

The image shows a bright, modern interior space, likely a living and dining area. The floor is covered in light-colored wood planks arranged in a herringbone pattern. The walls are white, and the ceiling is also white with recessed lighting. On the left, there is a large bay window with multiple panes, offering a view of a street with buildings and trees. Below the window, there are electrical outlets. In the background, a kitchen area is visible, featuring dark cabinetry, a white countertop, and a large window. A radiator is visible on the wall near the kitchen area.

4 Finn House

73, High Street, Baldock,
Hertfordshire, SG7 6BP
£1,550 pcm

country
properties

A brand new conversion in Baldock town centre and within walking distance of the main line train station into Kings Cross. The property comprises of entrance hall, open plan lounge/kitchen, bathroom, two bedrooms with the addition of an en-suite to the master bedroom. The property comes with brand new integrated appliances, one allocated parking space and an EV charging is to be installed. EPC rating B. Council Tax Band TBC. Holding Fee £357.69. Deposit £1,788.46.

- Brand New Conversion
- Two Bedrooms
- Town Centre Location
- EPC Rating B
- Holding Fee £357.69
- Deposit £1,788.46

Wooden Front Door into:-

Entrance Hall

Karndean flooring. Wooden skirting boards. Smoke alarm. Control phone entry system. Additional smoke alarm. Wooden door into storage cupboard housing hot water tank and fuse box..

Open Plan Lounge/Kitchen

22' 10" x 13' 04" NT 9' 03" (6.96m x 4.06m NT 2.82m)
Lounge

Karndean flooring. Wooden skirting boards. UPVC double glazed bay window to front aspect. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Two wall mounted electric heaters. Inset ceiling spot lights. Smoke alarm. TV aerial point. Telephone socket.

Kitchen

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

Bathroom

5' 10" x 5' 09" (1.78m x 1.75m)

Tiled flooring. UPVC double glazed obscured window to side aspect. Wash hand basin with vanity unit. WC. Bath with shower over. Inset ceiling spot lights. Ceiling mounted extractor fan. Wall mounted light up mirror.

Bedroom

12' 10" NT x 11' 08" x 9' 10" (3.91m NT x 3.56m x 3.00m)

Karndean flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. Inset ceiling spot lights. Wall mounted electric heater. TV aerial point. Telephone socket. Wooden door into:-

En-Suite

9' 08" x 5' 06" (2.95m x 1.68m)

Tiled flooring. Two UPVC double glazed obscured windows to side aspect. WC. Wash hand basin with vanity unit. Shower enclosure. Wall mounted heated towel radiator. Inset ceiling spot lights. Ceiling mounted extractor fan. Wall mounted light up mirror.

Bedroom Two

13' 08" x 8' 01" NT x 6' 10" (4.17m x 2.46m NT x 2.08m)

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



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/

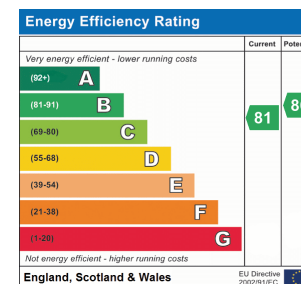
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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