



# 4, Maltings Close

Baldock,  
Hertfordshire, SG7 6RU  
£1,500 pcm

country  
properties

A recently fully refurbished property comprising of entrance hall, lounge, kitchen/diner, three bedrooms, bathroom, rear garden and garage. Sorry pets are not permitted at the property. Available Immediately. EPC Rating C. Council Tax Band D. Holding Fee £346.15. Deposit £1,730.77.

- Three Bedrooms
- Fully Refurbished
- Available Now
- Council Tax Band D
- Holding Fee £346.15
- Deposit £1,730.77

### Front Garden

Laid to gravel. Pathway leading to front door. Gas and electric meters. Shrubs.

### Entrance Hall

Wooden flooring. Wooden skirting boards. Fuse box. Wooden door into:

### Lounge

11' 09" x 14' 07" (3.58m x 4.45m)

Brand new carpet. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. Stairs rising to first floor. Fireplace. TV aerial point. Telephone socket. Virgin media box. Smoke alarm

### Kitchen/ Diner

Wooden flooring. Wooden skirting boards. Two UPVC double glazed windows to rear aspect. UPVC double glazed door to rear. Wall and base units with work surfaces over. Ceramic one and half bowl sink and drainer. Built in oven and hob with extractor over. Built in fridge/freezer. Space for washing machine. Space for slim line dishwasher. CO alarm. Radiator. Boiler.

### Stairs and Landing

Brand new carpet. Wooden skirting boards. Loft Hatch (Not To Be Used). Wooden door to airing cupboard housing hot water tank and fitted shelving. Smoke alarm.

### Bedroom One

11' 05" x 9' 00" (3.48m x 2.74m)

Brand new carpet. Wooden skirting boards. Two UPVC double glazed windows to front aspect. Radiator. Double wooden doors to built in wardrobe with hanging rails.

### Bathroom

6' 06" x 5' 07" (1.98m x 1.70m)

Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Low level WC. Wash hand basin with vanity unit. Bath with electric shower. Shaver socket. Radiator.

### Bedroom Two

8' 07" x 8' 02" (2.62m x 2.49m)

Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator.

### Bedroom Three

9' 10" x 5' 09" (3.00m x 1.75m)

Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator. Telephone socket. Wooden doors to built in wardrobe.



## Rear Garden

Mainly laid to lawn. wooden gate to rear access. outside tap. Patio area.

## Garage

Parking. Space to front. Up and over door. Concrete flooring.

## 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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[www.country-properties.co.uk](http://www.country-properties.co.uk)

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