



# Flat 5, Steeds Yard, Brewery Lane

BALDOCK,  
Hertfordshire, SG7 5BH  
£1,150 pcm

country  
properties



A beautifully presented one bedroom ground floor in Baldock Town Centre comprising of lounge, kitchen, hallway, one bedrooms, shower room with communal garden and one allocated parking space. Available August. EPC Rating C. Council Tax Band A. Holding Fee £265.34. Deposit £1326.92.

- One Bedroom Apartment
- Central Location
- EPC Rating C
- Council Tax Band A
- Holding Fee £265.34
- Deposit £1,326.92

## Accommodation

Front Door to:

### Lounge

11' 07" x 13' 02" (3.53m x 4.01m)

Window to front aspect. Radiator. Door to rear hallway opening to:

### Kitchen

8' 03" x 4' 05" (2.51m x 1.35m)

Window to side aspect. Wall and base units with work surfaces over. Inset sink with drainer. Integrated washer/dryer. Electric oven and grill/microwave with hob. Undercount fridge/freezer.

### Rear Hallway

Doors to all bedrooms and shower room.

### Bedroom

8' 02" x 9' 08" (2.49m x 2.95m)

Window to rear aspect. Radiator. Built in wardrobes.

### Shower Room

Window to rear aspect. WC. Wash hand basin with vanity unit under. Heated towel radiator. Shower cubicle.

### Outside

### External

One allocated parking space. Use of fenced outside space to front of property.





## 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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## Viewing by appointment only

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