



11, London Road

Baldock,
Hertfordshire, SG7 6LE
£1,250 pcm

country
properties

A fully redecorated two bedroom house with brand new carpets, comprising of entrance hall, kitchen, lounge, two bedrooms, bathroom, rear garden and off road parking for one vehicle. Property is available end of September. Council Tax Band C. EPC Rating D. Holding fee £288.46. Deposit £1,442.31. Google maps states that the property is a 0.9 miles and a 21 minute walk to the train station.

- Fully Redecorated
- Brand New Carpets Throughout.
- Council Tax Band C
- EPC Rating D
- Holding Fee £288.46
- Deposit £1,442.31

Front Garden

Pathway leading up to front door. Off road parking for one car. Wooden door to outside storage cupboard housing electric meter. Outside light (unknown if working).

Wooden Door into:

Entrance Hall

Brand new carpet. Wooden skirting boards. Stairs rising to first floor. Two wall mounted fuse boxes. Wall mounted electric heater. Two telephone sockets. Smoke alarm. TV aerial point.

Kitchen

7' 03" x 7' 11" (2.21m x 2.41m) Brand new vinyl flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Freestanding washing machine. Freestanding oven and grill with hob. Space for fridge/freezer. Wall mounted electric Dimplex fan heater.

Lounge

13' 04" x 13' 07" NT x 10' 01" (4.06m x 4.14m NT x 3.07m) Wooden flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. UPVC double glazed door to rear garden. Electric heater. Wooden door to under stairs storage cupboard. TV aerial point.

Stairs and Landing

Brand new carpet. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm.

Bedroom One

13' 07" x 7' 10" (4.14m x 2.39m) Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall mounted electric heater.

Bathroom

6' 03" x 7' 02" (1.91m x 2.18m) Brand new vinyl flooring. Wooden skirting boards. Wash hand basin. Low level WC. Bath with wall mounted electric shower. Ceiling mounted extractor fan. Wall mounted electric heater.

Bedroom Two

10' 02" x 6' 10" (3.10m x 2.08m) Brand new carpet. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater. Wooden door opening over stairs storage cupboard with hanging rail. Wooden door opening to cupboard housing hot water tank with storage.

Rear Garden

Mainly laid to lawn. Patio area. Wooden fencing.
Wooden gate to rear access.

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/

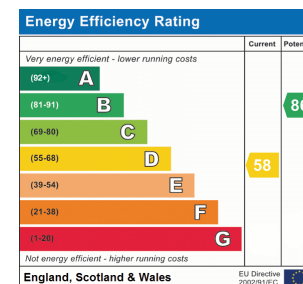
Variation of contract at the tenant's request –
£50.00 (inc. VAT) per agreed variation.

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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