



65, Page Close

Baldock,
Hertfordshire, SG7 6PT
£995 pcm

country
properties

A one bedroom end of terrace house comprising of lounge/diner, kitchen, one double bedroom, bathroom, rear garden and one allocated parking space. EPC Rating E. Council Tax Band B. Available mid April. Holding Fee £229.62. Deposit £1,148.08.

- One Bedroom House
- One Allocated Parking Space
- EPC Rating E
- Council Tax Band B
- Holding Fee £229.62
- Deposit £1,148.08

Front Garden

Mainly laid to lawn. Pathway leading to front door. Pathway leading down to side access. One off road parking space. Wooden door to outside cupboard housing fuse box and electric meter.

Entrance

UPVC double glazed door into lounge/diner.

Lounge/Diner

16' 02" x 10' 10" NT x 6' 02" (4.93m x 3.30m NT 1.88m)
Wooden flooring. Stairs rising to first floor. UPVC double glazed window to front aspect. UPVC Double glazed patio door to rear. Two wall mounted electric heaters. Wooden door into under stairs storage cupboard. Telephone socket. Archway through to:

Kitchen

7' 02" x 6' 02" (2.18m x 1.88m) Tiled flooring. UPVC double glazed window to rear aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and grill with hob and extractor over. Freestanding fridge/freezer. Freestanding washing machine.

Stairs and Landng

Carpeted. Wooden skirting boards. Wall mounted electric heater. Wooden door to storage cupboard. Wooden door into:

Bedroom

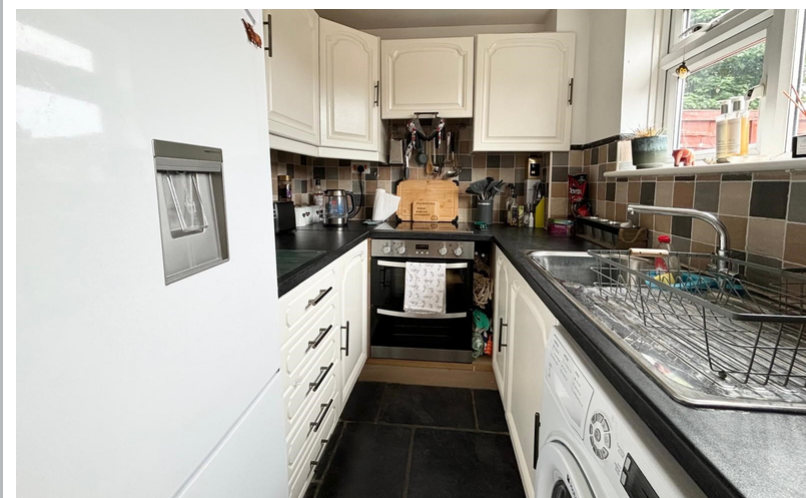
9' 08" x 10' 04" (2.95m x 3.15m) Carpeted. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed window to front aspect. Loft hatch (Not To Be Used). Wooden door opening into over stairs storage cupboard. Freestanding wardrobe. Freestanding chest of draws.

Bathroom

7' 02" x 5' 06" (2.18m x 1.68m) Tiled flooring. Wash hand basin. Low level WC. Bath with electric shower over. Velux window. Wall mounted heated towel radiator.

Rear Garden

Patio area. Mainly laid to lawn. Full enclosed with wooden fencing. Wooden side gate to side access. Wooden shed. Outside tap. Outside light. Retractable washing line.



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 terminate 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.

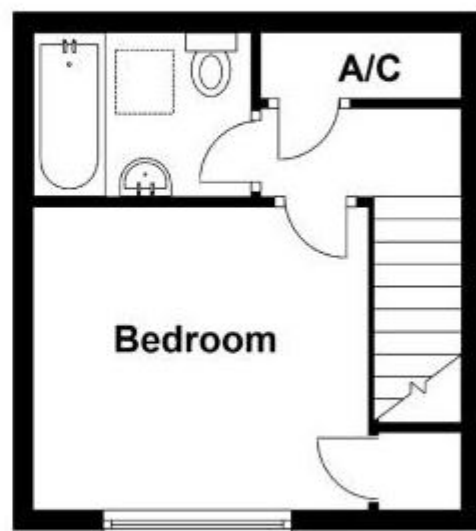
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Ground Floor



First Floor



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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