



# 14, Station Road

Puckeridge, Ware,  
Hertfordshire, SG11 1SN  
**£1,150 pcm**

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A two bedroom ground floor apartment comprising of lounge, kitchen, bathroom, two bedrooms, communal garden, parking for one vehicle and a garage. Available immediately. One small pet considered. Please note that this is a six month only let. EPC Rating E. Council Tax Band C. Holding fee £265.38. Deposit £1,326.92.

- Ground floor flat
- Village location
- EPC Rating E
- Council Tax Band C
- Holding Fee £265.38
- Deposit £1,326.92

## Accommodation

### Lounge

14' 5" x 10' 5" (4.39m x 3.17m)

Two double glazed windows to the front aspect, laminate flooring, electric heater, door to:-

### Kitchen

8' 5" x 6' 5" (2.57m x 1.96m)

Double glazed window to the front aspect, partially tiled walls, range of wall mounted and base level units with granite effect work surface over, extractor fan, integral hob and oven, washing machine.

### Bathroom

5' 6" x 6' 5" (1.68m x 1.96m)

Tiled walls, wash hand basin with vanity unit below, WC, bath with shower attachment, tiled flooring.

### Bedroom One

12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed window to the rear aspect, carpeted flooring, electric heater, built in double wardrobe.

### Bedroom Two

12' 0" x 6' 6" (3.66m x 1.98m)

Carpeted flooring, electric heater, double glazed window to the rear aspect.

### External

Communal garden area, parking for 1 car, garage.



## 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.

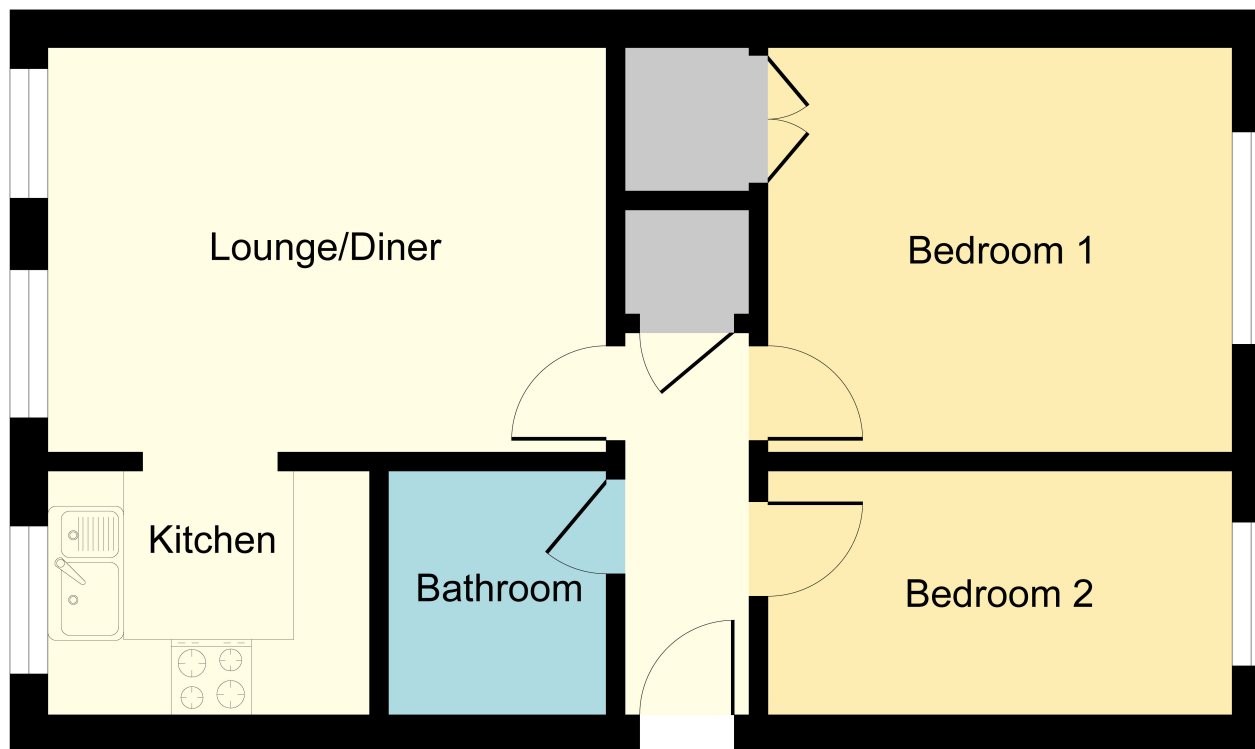
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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# 14 Station Road, Puckeridge



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			77
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F		48	
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

Total Area: 49.0 m<sup>2</sup> ... 527 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

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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