



Top Floor Flat, 32, High Street

Ashwell, Ashwell,
Hertfordshire, SG7 5NW
£995 pcm

country
properties

One bedroom top floor flat located on the High Street in one of North Herts most popular villages. Comprising of Entrance hall, living room, kitchen, bedroom and bathroom. Available from early January 2025. EPC – E. Council Tax Band – B. Must be viewed. Holding Fee £229.62. Deposit £1,148.80.

- Top floor flat
- One bedroom
- Located in one of North Herts most popular villages
- Holding Fee £229.62
- Deposit £1,148.80

Accommodation

Entrance

Stairs leading to top floor. Carpet. Wooden skirting boards. Smoke alarm.

Landing

Carpet. Wooden skirting boards. Wooden doors to all rooms. Smoke alarm. Wooden door to large storage area housing fuse box. Double electrical plug socket. Wooden loft hatch (not to be used).

Lounge

14' 2" x 10' 0" (4.32m x 3.05m)

Steps down. Two uPVC double glazed windows to rear. Carpet. Wooden skirting boards. WIFI electric heater. Three double electric plug sockets. Storage area under the stairs. Inset ceiling spotlights.

Kitchen

8' 8" x 8' 2" (2.64m x 2.49m)

Vinyl flooring. Wooden skirting boards. Wall and base units with worksurfaces over. Stainless steel sink and drainer. Built in electric oven and hob with extractor over. Free standing fridge freezer and washer dryer. Smoke alarm. Wooden skylight window. Inset ceiling spotlights.

Bathroom

Vinyl flooring. Wooden skirting boards. Low level WC. Wash hand basin. Bath with shower attachment. Ceiling mounted extractor fan. Wall mounted heated towel radiator. Shavers socket. Wooden door to airing cupboard housing water tank with fitted shelves. Inset ceiling spotlights.

Bedroom

14' 10" x 11' 2" (4.52m x 3.40m)

Carpet. Wooden skirting boards. uPVC double glazed window to front. WIFI electric heater. Five double electrical sockets. Inset ceiling spotlights. Great recess area for a desk.



Ashwell

Ashwell is a particularly sought after North Herts village, with easy access to Baldock, Royston and the A1M and has direct rail services into London and Cambridge. The village has excellent shopping facilities such as a bakers and butchers, a variety of dining pubs, doctors surgery and dentist. Ashwell primary school is very well regarded and the village is within the catchment area for Knights Templar secondary school in Baldock.

Agency Fees

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/

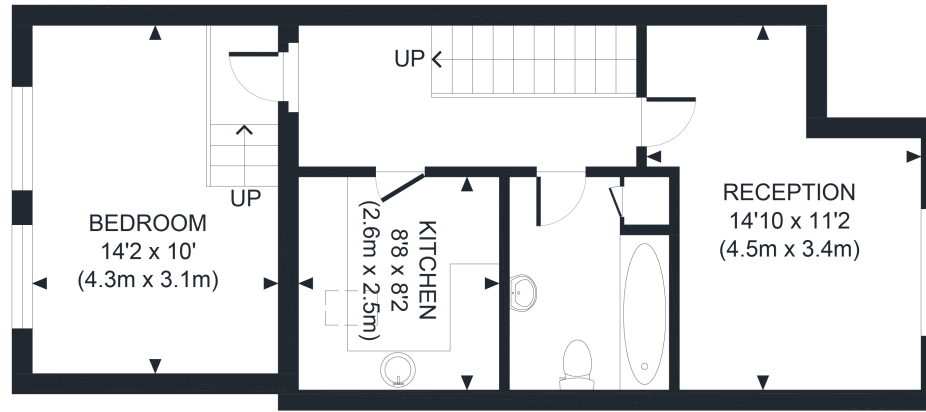
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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
GROSS INTERNAL
FLOOR AREA 27 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 508 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 535 SQ FT / 50 SQM
Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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