



49, Arbury Place

Baldock,
Hertfordshire, SG7 5FE
£1,350 pcm

country
properties

A two bedroom apartment comprising of entrance hall, bathroom, two bedrooms, en-suite to master bedroom, open plan lounge/kitchen. The property also benefits from having one allocated parking space. Available immediately. Google maps advise that the train station is a 2 minute walk from the property. EPC Rating B. Council Tax Band C.

- Two Bedrooms
- En-Suite to Master Bedroom
- One Allocated Parking Space
- Available Immediately
- Council Tax Band - C
- EPC Rating B

Entrance Hall

Coir mat. Wooden flooring. Wooden skirting boards. Radiator. Wooden door into large storage cupboard housing electric meter. Smoke alarm. Loft hatch (Not To Be Used). Communal door entry phone. Heating control.

Bathroom

7' 04" x 5' 07" (2.24m x 1.70m) Tiled flooring. Bath with shower attachment. WC. Wash hand basin with unit under. Wall mounted heated towel radiator. Wall mounted mirror. Ceiling mounted extractor fan.

Bedroom One

16' 0" NT x 9' 03" x 10' 05" (4.88m NT x 2.82m x 3.17m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window. Built in double wardrobe.

En-Suite

6' 07" x 7' 03" (2.01m x 2.21m) Tiled flooring. Shower. WC. Wash hand basin with unit under. Mirror. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

Open Plan Lounge/Kitchen

23' 11" x 10' 04" (7.29m x 3.15m) Wooden flooring. Wooden skirting boards. Two radiators. UPVC double glazed sliding doors onto balcony. Wall and base units with work surface over. Stainless steel sink and drainer. Built in electric oven. Built in hob with extractor over. Built in fridge/freezer. Built in dishwasher. Built in washing machine. Ceiling mounted extractor fan. Smoke alarm. Wooden door to storage cupboard housing wall mounted gas boiler.

Balcony

Wooden tiles to floor. Bamboo covered railings.

Bedroom Two

8' 10" x 12' 03" (2.69m x 3.73m) Carpeted. Wooden skirting boards. UPVC double glazed sash style window. Radiator.

Outside

One allocated parking space.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(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

Viewing by appointment only

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