



8, Pepper Court

Baldock,
Hertfordshire, SG7 6BH
£1,095 pcm

country
properties

A fantastic bright and airy, one-bedroom apartment with fabulous views across Baldock. Located on the second floor of the historic Grade II Listed building, it is conveniently situated in the Town Centre where you will find all amenities on your doorstep and a short walk to the train station and superstore. A real gem! Available early September. Part furnished. EPC Rating C. Council Tax Band B.

- Part Furnished
- Town centre location
- Gated parking with allocated space for one vehicle
- EPC Rating C
- Council Tax Band B
- Available Early September

Accommodation

Main door

Entry door system. Stairs to all floors. Door to communal garden.

Hallway

Electric radiator. Large walk in cupboard with shelving. Intercom system.

Lounge

14' 11" x 11' 4" (4.55m x 3.45m)

Window to front aspect with views over the town centre. Reveal to kitchen. Wall mounted electric heater.

Kitchen

7' 11" x 6' 6" (2.41m x 1.98m)

Mounted wall and base units. Window to side aspect overlooking St Marys Church. Granite worktops. Electric oven and hob with extractor over. Built in microwave. 1 1/2 bowl stainless steel sink and drainer. Integrated dishwasher, washing machine and fridge freezer. Warm air floor heating.

Bedroom

15' x 9' 1" (4.57m x 2.77m)

Window to rear aspect. Wall mounted electric heater. Overlooking communal garden.

Bathroom

Fully tiled with white suite. Panelled bath, Low level WC, wash hand basin.

Outside

Garden

Communal gardens.



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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties