



# 15, The Twitchell

Baldock,  
Hertfordshire, SG7 6DW  
£1,150 pcm

country  
properties



A two bedroom ground floor flat comprising of entrance hall, lounge, kitchen, two bedrooms, bathroom, garage and communal gardens. Available immediately. Google maps advise that the train station is 0.3 miles and a 8 minute walk from the property. Council Tax Band B.

- Two Bedrooms
- Ground Floor Flat
- Garage
- Communal Garden
- Council Tax Band B

### Entrance Hall

Wooden Flooring. Wooden skirting boards. Large storage area with UPVC double glazed obscured window. Wooden door into:-

### Lounge

22' 07" x 10' 05" (6.88m x 3.17m) Wooden flooring. Wooden skirting boards. UPVC double glazed full length window. Wall mounted electric heater. TV aerial point.

### Kitchen

8' 04" x 8' 09" (2.54m x 2.67m) Vinyl flooring. Wooden skirting boards. UPVC double glazed window. Wall and base units with work surface over. Stainless steel sink and drainer. Freestanding oven. Freestanding washing machine. Freestanding fridge/freezer. Freestanding under counter fridge.

### Inner Hallway

Wooden flooring. Wooden skirting boards. Wall mounted electric heater. Wooden door to storage cupboard. Wooden door to large storage cupboard with shelving.

### Bedroom One

14' 02" x 8' 05" x NT 6' 00" (4.32m x 2.57m x NT 1.83m) Wooden flooring. Wooden skirting boards. UPVC double glazed window. Wall mounted electric heater. Double wooden doors opening to built in wardrobe with hanging rail.

### Bedroom Two

14' 05" x 8' 06" (4.39m x 2.59m) Wooden flooring. Wooden skirting boards. UPVC double glazed window. Wall mounted electric heater.

### Bathroom

Vinyl tile flooring. Wooden skirting boards. Two UPVC double glazed obscured windows. WC. Wash hand basin. Shower cubicle. Wall mounted electric heater. Double wooden door to airing cupboard housing hot water tank.

### Outside

External storage cupboard

### Garage

Up and over door. Concrete flooring.



## 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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## Viewing by appointment only

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