



3, Gentle Court

Baldock,
Hertfordshire, SG7 6DU
£975 pcm

country
properties

Spacious one bedroom first floor apartment situated in Gentle Court. Comprising of Entrance hall, kitchen, lounge, bathroom, bedroom and communal gardens. Just 0.6 miles of the Train Station (as per google maps). Available late September. Council tax band B. EPC Rating D. Holding Fee £225.00. Deposit £1,125.00.

- Council Tax Band B
- First Floor Apartment
- EPC Rating D
- Holding Fee £225.00
- Deposit £1,125.00
- Available Late September

Entrance hall

Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Door entry phone. Wooden doors to all rooms.

Kitchen

10' 05" x 6' 0" (3.17m x 1.83m) Wooden door to communal hallway. Vinyl flooring. Wooden skirting boards. Wall and base units with worksurfaces over. Stainless steel sink and drainer. uPVC double glazed window to rear x2. Space for washing machine. Space for fridge freezer. Free standing gas cooker and hob.

Bathroom

6' 0" x 7' 10" narrowing to 5' 06" (1.83m x 2.39m) Tiled flooring. Radiator. Wash hand basin. Low level WC. Bath with shower attachment. uPVC double glazed obscured window to side. Wall mounted extractor fan.

Lounge

14' 01" x 12' 05" narrowing to 10' 09" (4.29m x 3.78m) Carpeted. Wooden skirting boards. Radiator. uPVC double glazed large window with Juliette balcony to front. Double wooden doors to storage cupboard with shelving, housing gas boiler. Double wooden doors to storage area with hanging rail and shelving.

Bedroom

10' 04" x 7' 10" (3.15m x 2.39m) Carpeted. Wooden skirting boards. uPVC double glazed window to side. Radiator.

External Storage Cupboard

Wooden door to large storage cupboard with shelving. Electric socket.

Communal Gardens

Mainly laid to lawn. Seating area. Mature shrubs and trees. Bin storage area.



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		
(69-80) C		
(55-68) D	65	65
(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

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