



37, Laxton Gardens

Baldock,
Hertfordshire, SG7 6DA
£1,495 pcm

country
properties

A two bedroom semi-detached property comprising of entrance hall, kitchen, lounge, two bedrooms, family bathroom and rear garden. The property benefits from a driveway offering off road parking for several cars. Available late August. Google maps advise that the train station is 0.8 miles and a 17 minute walk from the property. EPC Rating D. Council Tax Band C. One small pet considered. Holding Fee £345.00. Deposit £1725.00.

- Two Bedrooms
- Walkable to Train Station
- EPC Rating D
- Council Tax Band C
- Holding Fee £345.00
- Deposit £1725.00

Front Garden

Mainly laid to lawn. Driveway providing off road parking for several cars. Mature trees. Wooden gate leading to rear garden. Gas and electric meters. Gravelled area.

Entrance Hall

Wooden flooring. Wooden skirting boards. Smoke alarm. Fuse box. Wooden door to under stairs storage cupboard. Radiator. Wooden doors to all rooms.

Kitchen

Wooden flooring. Wooden skirting boards. Radiator. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Freestanding washing machine. Freestanding fridge/freezer. UPVC double glazed window to rear aspect. UPVC double glazed door and window to rear aspect. Smoke alarm.

Lounge

13' 11" x 10' 06" (4.24m x 3.20m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. TV aerial point. Stairs rising to first floor.

Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Loft hatch (Not To Be Used). Wooden door to cupboard housing boiler with shelving.

Bedroom One

13' 10" x NT 10' 10" x 10' 09" (4.22m x NT 3.30m x 3.28m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

Bathroom

5' 09" x 8' 02" (1.75m x 2.49m) Vinyl flooring. UPVC double glazed obscured window to rear aspect. Low level WC. Wash hand basin. Bath with shower attachment over. Wall mounted heated towel radiator.

Bedroom Two

8' 09" x 7' 11" (2.67m x 2.41m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.

Rear Garden

Mainly laid to lawn. Wooden shed. Decking area. Patio area. Outside tap. Wooden gate leading to driveway. Soil border. Outside electric socket.



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		90
(81-91) B		
(69-80) C		61
(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

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