



122a, Chaucer Way

Hitchin,
Hertfordshire, SG4 0NX
£1,300 pcm

country
properties

A two bedroom ground floor apartment comprising of lounge, kitchen, bathroom, two bedrooms, bathroom and rear garden. Available immediately. EPC Rating C. Council Tax Band A. Holding fee £300.00. Deposit £1,500.00.

- Two Bedroom Apartment
- Ground Floor
- Council Tax Band A
- EPC Rating C
- Holding Fee £300.00
- Deposit £1,500.00

Front Garden

Currently under renovation

Ground Floor

UPVC Double glazed front door into communal entrance. Stairs rising to first floor apartment. Wooden door into:-

Lounge

Laminate flooring. Wooden skirting boards. UPVC double window to front aspect. Wall mounted heated radiator. Inset ceiling spotlights. NTL box. TV aerial point. UPVC double glazed door into rear garden.

Kitchen

Laminate flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Freestanding fridge/freezer. Freestanding washing machine. Smoke alarm. Inset ceiling spotlights.

Bathroom

Tiled flooring. UPVC double glazed obscured window. Low level WC. Wash hand basin with vanity unit. Shower enclosure. Wall mounted heated towel radiator. Wall mounted extractor fan.

Bedroom Two

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window. Inset ceiling spotlights.

Bedroom One

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window. Inset ceiling spotlights.

Rear Garden

Currently under renovation.



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/

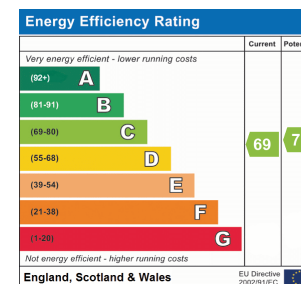
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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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