



83, High Street

Baldock,
Hertfordshire, SG7 6BQ
£1,700 pcm

country
properties

A two bedroom Grade II listed detached cottage in the heart of the historic market town of Baldock. The property comprises of entrance hall, two reception rooms, kitchen, ground floor bathroom, two bedrooms, rear garden with summer house and timber shed along with the benefit of off street car parking. Available immediately. EPC rating D. Council tax band D. Holding fee £392.31. Deposit £1,961.53.

- Grade II listed
- Two double bedrooms
- Off Street Parking
- Council Tax Band D
- Holding Fee £392.31
- Deposit £1,961.53

Ground Floor

Front Door Leading To:-

Entrance Hall

Radiator.

Reception One

13' 5" x 9' 4" (4.09m x 2.84m)

Radiator. Original fireplace. Beams. Wooden windows to front and side. Wall lights.

Kitchen

8' 8" x 7' 2" (2.64m x 2.18m)

Selection of wall and base units with work surfaces over. Space and plumbing for washing machine. Electric oven and hob. Sink and drainer unit. Tiled floor. Modern boiler. Door to garden.

Reception Two

13' 6" x 9' 9" (4.11m x 2.97m)

Exposed brick inglenook fireplace with raised hearth. Original tiled flooring. Wooden window to front. Radiator.

Bathroom

9' 3" x 6' 9" (2.82m x 2.06m)

Bath. Pedestal wash hand basin. WC. Radiator. Tiled flooring. Obscure window to side.

First Floor

Bedroom One

13' 7" x 10' 9" (4.14m x 3.28m)

Windows to front and side. Radiator. Loft access.

Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)

Windows to front and side. Walk-in wardrobe. Radiator.

Outside

Front

Double gates to side of property leading to parking area.

Garden

Summer house and timber shed.



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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