



Meridian House

Flat 3, High Street, Baldock,
Hertfordshire, SG7 6AZ
£1,250 pcm

country
properties

A one bedroom first floor apartment overlooking Baldock High Street. The apartment is unique with a quality kitchen and bathroom offering spacious living space, high ceilings, wooden sash windows. The flat benefits from a good size double bedroom, wonderful open plan living/kitchen area and large sash windows overlooking the High Street below. EPC Rating C. Council Tax band B. Holding Fee £288.46. Deposit £1,442.30. Available early/mid November.

- First floor apartment
- High quality kitchen & bathroom
- EPC Rating C
- Council Tax Band B
- Holding Fee £288.46
- Deposit £1,442.30

First Floor

Entrance Hall

Airing cupboard.

Kitchen/Living Area

16' 1" x 14' 4" (4.90m x 4.37m)

Modern fitted kitchen with integrated appliances. 2 windows.

Bedroom

14' 8" x 10' 2" (4.47m x 3.10m)

Window.

Bathroom

Bath with rain water shower attachment over. Low level WC. Wash hand basin.



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.

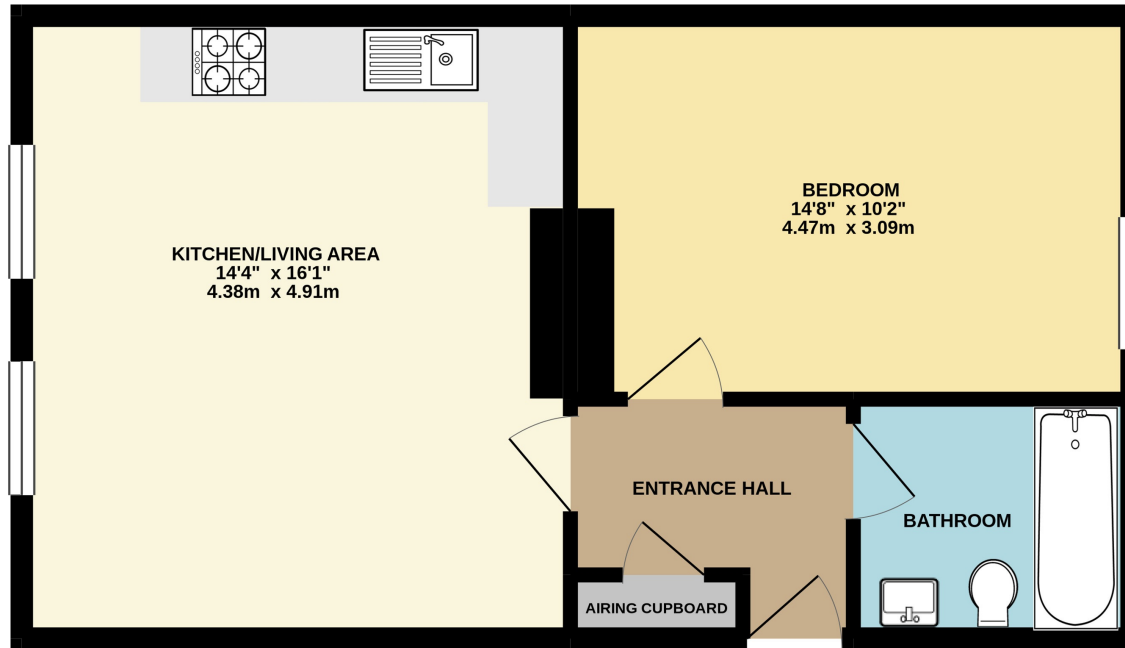
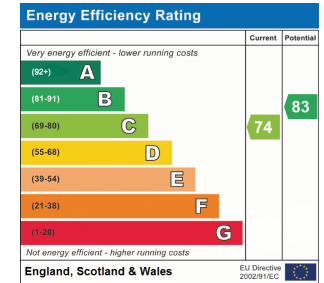
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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