



20 Roman Lane • Baldock • SG7 6PN

£1,400 Per Month

Charter Whyman

TOWN & VILLAGE HOMES





THE PROPERTY

This pleasant modern cottage provides two double bedrooms, a spacious sitting/dining room, fitted kitchen and first floor bathroom. The house benefits from uPVC double-glazed windows and gas fired central heating. The property is available for rent unfurnished.

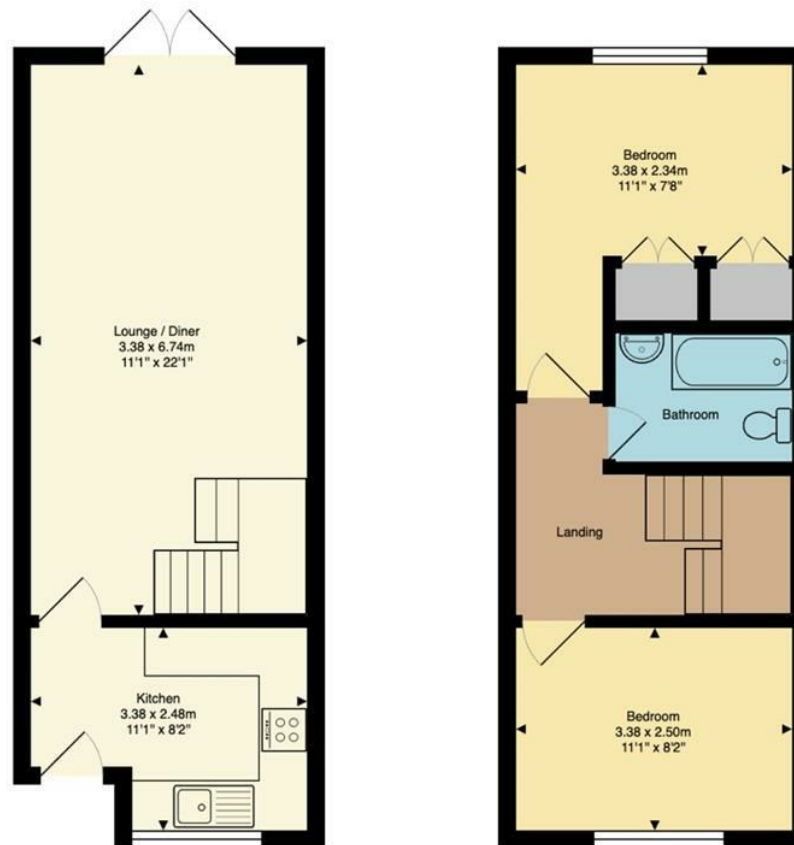
THE OUTSIDE

The cottage stands back from the road behind an open-plan front garden. There is 1 parking space available at the front of the property. The rear garden is designed for easy maintenance with herbaceous shrubs, and is completely enclosed

THE LOCATION

Roman Lane is pleasantly located on the north side of the popular market town of Baldock. It is conveniently only a quarter of a mile from the High Street and just a mile from the mainline railway station. Baldock is on the Cambridge to London Kings Cross mainline with the fastest services to Kings Cross taking just 36 minutes and to Cambridge 24 minutes. Baldock is set just off the A505 and the house is only 1.7 miles from Junction 9 on the A1 (M) by car. The Knights Templar founded the town of Baldock in the 1140s. Today the town centre boasts many imposing period buildings and the broad High Street is a particularly notable feature. The town provides excellent shopping, schools (notably the highly regarded Knights Templar School), pubs and restaurants, with the adjoining towns of Letchworth Garden City and Hitchin providing an even wider range of facilities.





Roman Lane, Baldock, SG7 6PN

Approximate Total Area: 62.4 m² ... 672 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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EPC RATING

Band - C

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

BROADBAND: A choice of providers with claimed download speeds of up to 1,000 Mbps.

MOBILE SIGNAL: Most providers claim up to 4G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - C



RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk