

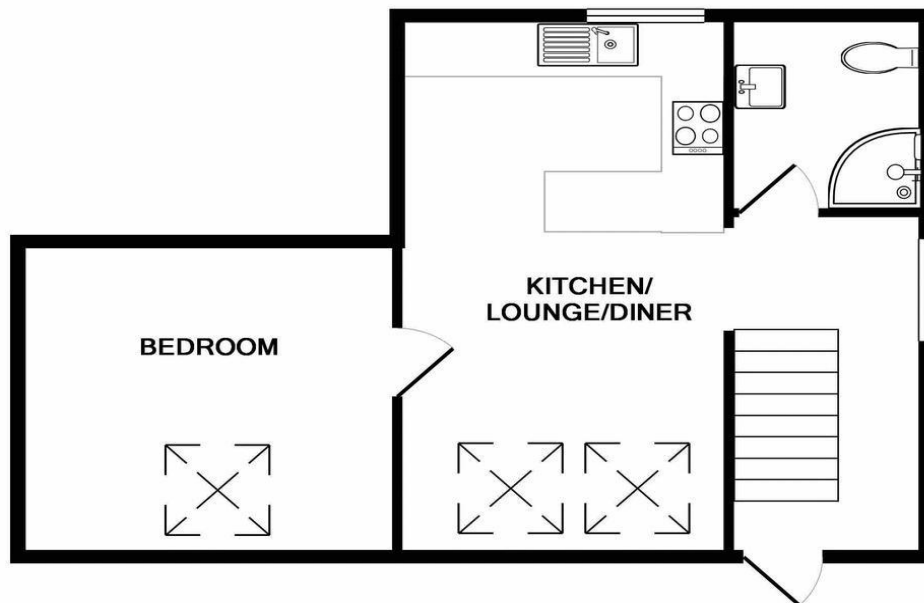


The Flat, Keepers Cottage | Pepperstock
£895

Town & Country

- One Bedroom Annex
- Fitted Kitchen
- Lounge / Diner / Kitchenette
- Bedroom
- Shower Room
- Drive Parking via Gated Access
- Single Occupancy
- Available from June 2024
- Additional Charge for Utilities - £295 per month
- Viewing Recommended

Single Occupant Tenancy. Located in the hamlet of Pepperstock, just outside the Village of Slip End and surrounded by open countryside. A well presented one bedroom first floor flat within a gated private development in the heart of the historic Hertfordshire village. The accommodation consists a fitted kitchen with base and wall mounted units, integral oven with electric hob, and white goods included, a refitted shower room and the bedroom. Externally the gated access leads to a gravelled courtyard area with a parking spaces allocated to the residence. There are excellent transport links to London with the M1 Junction 9 approximately 2 miles away, Junction 10 a mile away and an efficient rail service from Harpenden to St. Pancras in under 30 minutes. This is ideal for a single tenant looking for a quiet rural retreat away from the hustle and bustle of Town life. Small pets are considered subject to breed and number. Please ask for more details. PLEASE NOTE. Available early June 2024. Furnished. All bills (including oil fired heating and electric, Broadband, TV License, council tax and water.) included at an additional cost of £295 per month. Deposit based on asking price at 5 weeks rental £1090.38 Freehold Holding Fee ££218.07 Minimum 12 Months Tenancy Council



TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Freehold

EPC Rating: B

Council Tax Band: 3

Local Authority:

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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