

**Valley Road, Codicote, SG4 8YN**

**Price: £1,100.00 p.c.m.**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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**A deceptively spacious 2 bedroom 1st floor maisonette which is unfurnished and available end of October. Situated in a quiet road with superb views over farmland.**

- 2 BEDROOM 1ST FLOOR MAISONETTE
- UNFURNISHED
- GOOD SIZE LOUNGE/DINING ROOM
- PLENTY OF STORAGE
- SUPERB VIEWS TO THE FRONT
- CUL-DE-SAC LOCATION
- COMMUNAL AREA FOR WASHING
- WALKING DISTANCE TO SHOPS

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## **FEATURES**

### **DESCRIPTION**

A deceptively spacious 2 bedroom 1st floor maisonette which is unfurnished and available end of October. Situated in a quiet road with superb views over farmland.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING/DINING ROOM  
KITCHEN  
2 BEDROOMS  
BATHROOM  
PLENTY OF STORAGE  
COMMUNAL AREA

### **LOCATION**

Valley Road is a turning off Bury Lane which in turn is off of the High Street (B656). There are a variety of shops, pubs, bakery and restaurants along the High Street. The A1(M) is a short drive away

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band C.

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

### **LOCAL AUTHORITY**

North Hertfordshire Council

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.



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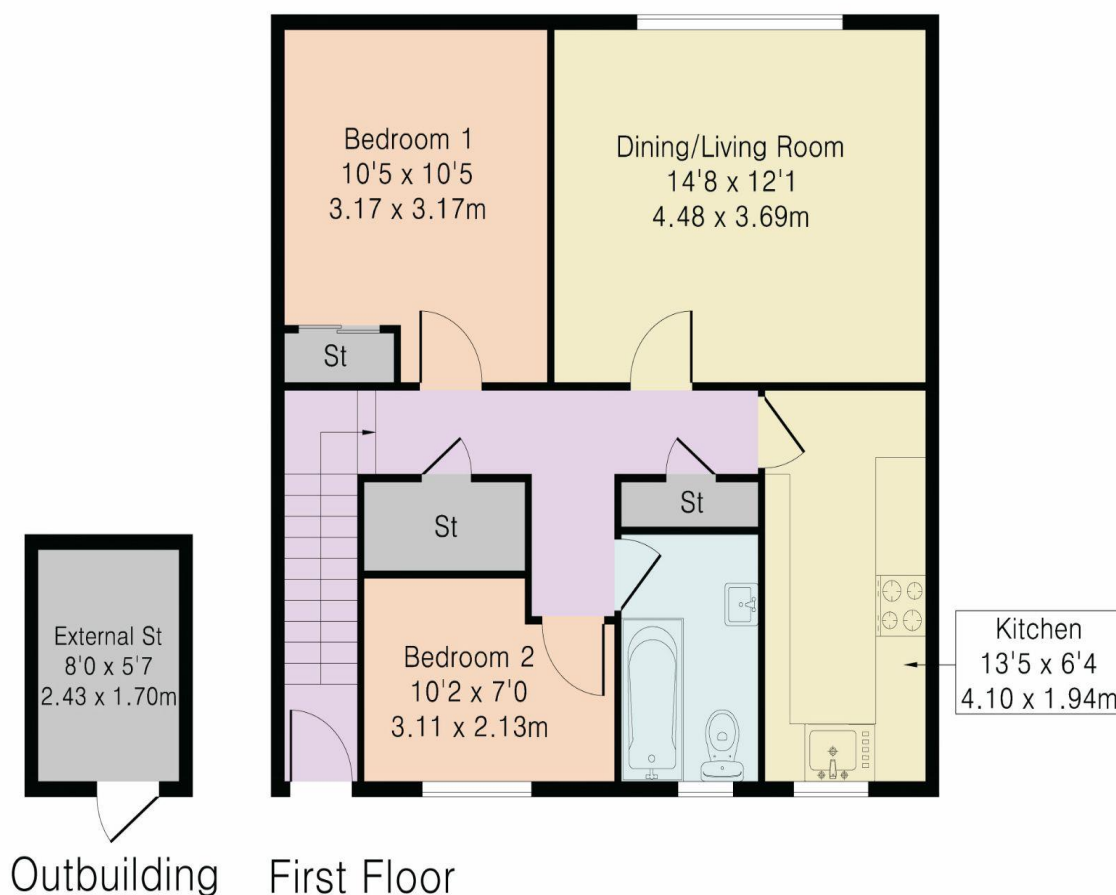
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Approximate Gross Internal Area 700 sq ft – 65 sq m  
First Floor Area 656 sq ft – 61 sq m  
Outbuilding Area 44 sq ft – 4 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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