



54, Kneesworth Street

Royston,
Hertfordshire, SG8 5AH
£875 pcm

country
properties

A one bedroom studio apartment within walking distance to mainline train station and local amenities, comprising of entrance hall, open plan lounge/kitchen/bedroom, shower room and rear garden. Available immediately. EPC Rating D. Council Tax Band A. Holding Fee £201.92. Deposit £1,009.62.

- One bedroom studio apartment
- Close to train station & amenities
- Council Tax Band A
- EPC Rating D
- Holding Fee £201.92
- Deposit £1,009.62

Rear Garden

Fully enclosed rear garden laid to patio with gravel borders and gated side access.

Accommodation

Entrance Hallway

Laminate flooring, radiator, door to:-

Open Plan Lounge/Kitchen/Bedroom

17' 10" x 14' 11" narrowing to 11' 8" (5.44m x 4.55m)
Dual aspect double glazed windows to the front and rear, two radiators, double glazed patio doors to garden, storage area to chimney, vinyl flooring. Range of base level units with work surfaces over and inset stainless steel sink with mixer tap, gas hob and oven with extractor over, fridge/freezer, washing machine, wall mounted boiler.

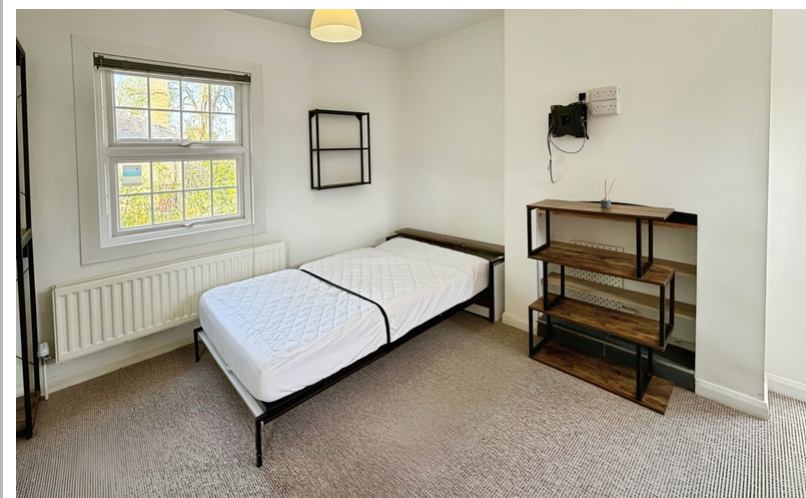
Shower Room

5' 0" x 4' 8" (1.52m x 1.42m)
Laminate flooring, shower cubicle with electric shower, wash hand basin, WC.

External

Front Garden

Laid to lawn with flower borders and storage 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/

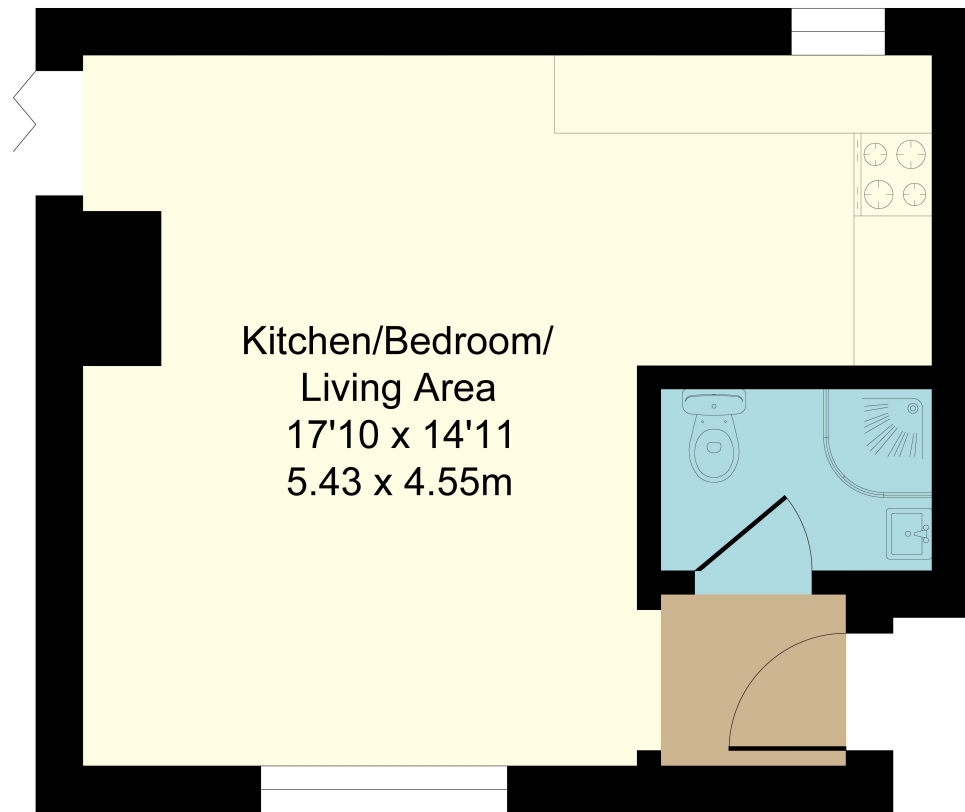
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.


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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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		94	
(81-91)	B			
(69-80)	C		64	
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		

Total Area: 24.1 m² ... 260 ft²

All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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