



83, Queens Road

Royston,  
Hertfordshire, SG8 7AN  
£1,250 pcm

country  
properties



This charming two bedroom cottage comprises of the lounge, kitchen and bathroom to the ground floor rising to two bedrooms on the first floor. It also benefits from a cellar and then a private rear garden with gated access and a garage with one off road parking space to the rear of the property. Available mid March. EPC Rating D Council Tax Band C Holding fee £288.46. Deposit £1,442.31.

- Two Bedrooms
- One Off Road Parking Space
- EPC Rating D
- Council Tax Band C
- Holding Fee £288.46
- Deposit £1,442.31

## Ground Floor

### Front door

into:

### Lounge

11' 11" x 10' 03" (3.63m x 3.12m)  
Carpeted. Radiator. Wooden skirting boards. UPVC double glazed window to front.

### Kitchen

11' 11" x 8' 02" (3.63m x 2.49m)  
Vinyl flooring. Radiator. Boiler. Stairs to first floor. Wall and base units with work surface over. Stainless steel 1 1/2 bowl sink and drainer. Built in oven. Built in hob with extractor fan over. Dishwasher included. Space for fridge freezer. UPVC double glazed window to rear. Wooden door with stairs down to cellar.

### Cellar

11' 01" x 10' 0" (3.38m x 3.05m)  
Stairs down to cellar. Fuse box. Electric meter.

### Inner hallway

4' 09" x 7' 01" (1.45m x 2.16m)  
Tiled flooring. Wooden skirting boards. UPVC window and door to side. Washing machine included.

### Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)  
Tiled flooring. UPVC double obscured glazed window to side. WC. Bath with shower over. Tiled splash back. Wash hand basin with vanity unit. Ceiling mounted extractor.

## First Floor

### Stairs and landing

Carpeted.

### Bedroom one

10' 0" x 10' 04" (3.05m x 3.15m)  
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front. Built in wardrobes.

### Bedroom two

11' 11" x 7' 09" (3.63m x 2.36m)  
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear. Built in wardrobes. Loft hatch (not to be used)





## Outside

### Rear garden

Gate to side access. Gate to rear access. Laid to gravel. Paved area. Borders with shrubs. Outside light.

### Wooden garage

Parking to front and garage space.

## 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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## Viewing by appointment only

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