



# Flat 17, Rivermill Court

Kneesworth Street, ROYSTON,  
Herts, SG8 7BH  
£995 pcm

country  
properties

A very sizeable one bedroom second floor apartment comprising of entrance hall, lounge, kitchen/breakfast room, bedroom and bathroom. Close to the town centre and train station. Available Immediately. EPC Rating C. Council Tax band B. Holding Fee £229.62. Deposit £1,148.08.

- One Bedroom Apartment
- EPC Rating C
- Council Tax Band B
- Holding Fee £229.62
- Deposit £1,148.08
- Available Immediately

### Entrance

Communal entrance door to communal hallway with stairs to second floor landing.

### Entrance Hall

Carpeted. Wooden skirting boards. Radiator. Telephone entry system. Wooden door into large storage cupboard housing hot water tank. Wall mounted fuse box. Smoke alarm.

### Lounge

18' 2" x 10' 8" (5.54m x 3.25m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window. Openreach master 5c socket. TV aerial point. Virgin media box.

### Kitchen

11' 6" x 11' 3" (3.51m x 3.43m)

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window. Wall and base units with work surfaces over. Stainless steel sink and drainer. Space for cooker. Space for washing machine. Wall mounted gas boiler. Smoke alarm.

### Bathroom

Vinyl flooring. Wooden skirting boards. Radiator. Low level WC. Wash hand basin. Bath. Electric shower. Wall mounted extractor fan.

### Bedroom

21' 10" x 9' 8" (6.65m x 2.95m)

Carpeted. Wooden skirting boards. Two UPVC double glazed windows, Radiator.

### Parking

Allocated parking 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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