



59, Barkway Road

Royston,
Hertfordshire, SG8 9EB
£2,300 pcm

country
properties

An impressive detached residence comprising of entrance, reception hall, lounge, dining room, cloak room, study, kitchen, utility room, four bedrooms and with an en-suite to the master bedroom, bathroom and rear garden with sun terrace and swimming pool, please note that tenants are responsible for the upkeep of the swimming pool. Council Tax Band F. EPC Rating D. Available mid/late February. Holding Fee £530.77. Deposit £2,653.85.

- Four Bedrooms
- Swimming Pool
- Council Tax Band F
- EPC Rating D
- Holding Fee £530.77
- Deposit £2,653.85

Ground Floor

Entrance

Part glazed entrance door, opening to:

Reception Hall

Hardwood flooring, stairs to first floor, coved ceiling, radiator, doors to:

Lounge

19' 9" x 12' 8" (6.02m x 3.86m) Fireplace housing gas coal effect fire with surround this has been capped off and is non working, coved ceiling, radiator, TV and telephone point, doors onto rear garden, opening to:

Dining Room

15' 2" x 9' 7" (4.62m x 2.92m) Double glazed window to the rear, radiator, coved ceiling.

Cloakroom

Close coupled WC, wall mounted wash hand basin, radiator, tiled floor, double glazed window to side.

Study

9' 9" x 7' 11" (2.97m x 2.41m) Double glazed window to front, radiator, large built in wardrobe, telephone point.

Kitchen

11' 2" x 9' 5" (3.40m x 2.87m) A modern range of white stylish wall and base units, working surfaces and attractive tiled splashbacks, double oven range, integral dishwasher, tiled floor, double glazed window to front, radiator, door to:

Utility Room

7' 9" x 5' 8" (2.36m x 1.73m) Floor and wall units, single bowl sink units, door to side, washing machine, fridge/freezer.

First Floor

First Floor Landing

Fitted airing cupboard. Doors to:

Bedroom One

15' 11" x 14' 3" (4.85m x 4.34m) Twin double glazed window to front, TV point, twin radiators.

En Suite Shower Room

Close coupled WC, pedestal wash hand basin, shower cubicle, tiled work surface and floor, radiator, double glazed window to rear.



Bedroom Two

15' 4" x 12' (4.67m x 3.66m) Double glazed window to rear, radiator, TV point, fitted shower cubicle.

Bedroom Three

11' 11" x 10' 1" (3.63m x 3.07m) Double glazed window to front. Radiator.

Bedroom Four

12' 2" x 9' 10" (3.71m x 3.00m) Double glazed window to front, radiator.

Bedroom Five – For Landlord Storage Use Only.

For landlord use only.

Bathroom

A white suite, comprising bath, close coupled WC, pedestal wash hand basin, fully tiled, radiator double glazed window to side.

External

Driveway Parking

There is an integral double garage, however tenants are not permitted to use this.

Rear Garden

Outdoor swimming pool, surrounding sun terrace & patio area and gated access to front.

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/

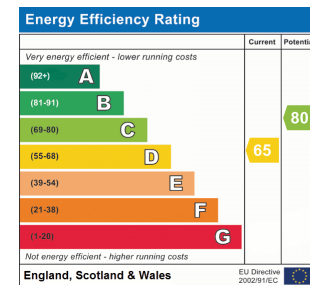
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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 terminate 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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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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