



# 22, Scott Close

ROYSTON,  
Hertfordshire, SG8 5ST  
£1,050 pcm

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properties

Two Bedroom Ground Floor Apartment Situated On The North Side Of Town. Property comprises of entrance hall, lounge, kitchen, two bedrooms, bathroom and communal gardens. Available Mid October. EPC Rating E. Council Tax Band B. Sorry pets are not permitted. Google maps advise that the train station is 0.9 miles and a 20 minute walk from the property. Holding Fee £242.31. Deposit £1211.54.

- Two Bedrooms
- Ground Floor
- EPC Rating E
- Council Tax Band B
- Holding Fee £ 242.31
- Deposit £1211.54

## Ground Floor

### Entrance Hall

Carpeted. Wooden skirting boards. Smoke alarm. Door phone entry system. Wooden door to airing cupboard housing hot water tank with shelving.

### Lounge

15' 10" x 11' 01" (4.83m x 3.38m) Carpeted. Wooden skirting boards. UPVC double glazed window to rear and side aspect. Wall mounted electric heater. Wall mounted electric dehumidifier. TV aerial socket. Telephone socket. Virgin media box.

### Kitchen

8' 10" x 8' 07" (2.69m x 2.62m) Vinyl flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and hob. Space for washing machine. Space for fridge/freezer. Wooden door to storage area housing electric meter and fuse box.

### Bedroom One

12' 09" x 9' 02" (3.89m x 2.79m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater. Telephone socket,

### Bedroom Two

8' 11" x 7' 0" (2.72m x 2.13m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater.

### Bathroom

6' 11" x 5' 10" (2.11m x 1.78m) Vinyl flooring. Wooden skirting boards. WC. Wash hand basin. Bath with electric shower over. Wall mounted extractor fan.

### External

Communal Garden. No allocated parking.



## 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/

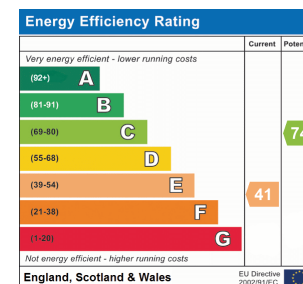
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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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