



Carrington Court, Princes Mews

Royston,
Hertfordshire, SG8 9BW

£1,200 pcm

country
properties

FEES: (incl. VAT) ADMIN: £180 Per Tenancy, REFERENCING: £60.00 per person over the age of 18, HOLDING FEE: (Becomes first month's rent) payable after satisfactory references have been received, DEPOSIT: One and half month's rent payable at the start of tenancy, CHECK OUT: Ranges from £102 to £192 depending on the size of the property (payable at end of Tenancy).

A two bedroom flat close to the town centre, comprising of entrance hallway, bathroom, lounge, kitchen, two bedrooms with the benefit of en-suite to the master bedroom. Council Tax Band C. Holding Fee £276.92. Deposit £1,384.62. Available late October.

- Two Bedroom Flat
- Town Centre Location
- En-Suite to Master
- Council Tax Band C
- Holding Fee £276.92
- Deposit £1,384.62

Communal Entrance

First Floor Accommodation

Entrance Hall

Wooden flooring. Wooden skirting boards. Wall mounted electric heater. Phone entry system. Smoke alarm. Steps rising to landing area. Wooden door opening to storage cupboard housing the fuse box. Wooden door opening into second storage cupboard housing hot water tank and associated pipework.

Bathroom

6' 07" x 5' 08" (2.01m x 1.73m) Vinyl flooring. Wooden skirting boards. Low level WC. Wash hand basin. Bath. Shaver socket. Ceiling mounted extractor fan. Wall mounted electric fan heater.

Lounge

17' 11" x 10' 03" (5.46m x 3.12m) Wooden flooring. Wooden skirting boards. Wooden double glazed window to front aspect. Wall mounted electric heater.

Kitchen

9' 05" x 7' 07" (2.87m x 2.31m) Wooden flooring. Wooden skirting boards. Wall and base units with work surface over. One and a half bowl stainless steel sink and drainer. Built in oven and hob with extractor over. Freestanding washing machine. Freestanding under counter fridge.

Bedroom One

13' 01" NT x 9' 0" x 10' 08" (3.99mNT x 2.74m x 3.25m) Carpeted. Wooden skirting boards. Wooden double glazed window to front aspect. Electric heater. Wooden door into built in wardrobe with hanging rail and shelf.

En-Suite

6' 05" x 4' 03" (1.96m x 1.30m) Vinyl flooring. wooden skirting boards. Wooden double glazed obscured window to front aspect. Low level WC. Wash hand basin. Shower enclosure. Shaver socket. Ceiling mounted extractor fan. Wall mounted electric heater.

Bedroom Two

13' 01" NT x 9' 07" x 8' 01" (3.99m NT x 2.92m x 2.46m) Carpeted. Wooden skirting boards. Wall mounted electric heater. Wooden double glazed window to rear aspect. Wooden door into built in cupboard with hanging rail.

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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