



54, Kneesworth Street

Royston,
Hertfordshire, SG8 5AH
£850 pcm

country
properties

Ideal for commuters or single individuals, this 1 bedroom/ Studio partially furnished alms house is centrally located with its own garden area. The property has been well kept and is ideally situated for those who work in town or need the rail link to either Cambridge or London's Kings Cross! Resident parking permit can be applied for approx. £84 PA. EPC Rating D. Council Tax Band A. Available mid October. Sorry no pets are permitted. Holding Fee £196.15. Deposit £980.77.

- 1 bedroom studio
- Close to train station
- EPC Rating D
- Council Tax Band A
- Holding Fee £196.15
- Deposit 1503.99

Accommodation

Wooden Door Into:-

Entrance Hall

Laminate flooring. Radiator. Wooden skirting boards. Fuse box. Electric meter. Wooden door into:-

Bathroom

5' 0" x 4' 8" (1.52m x 1.42m)

Laminate flooring. Wooden skirting boards. Shower enclosure with electric shower. Wash hand basin. WC.

Open Plan Lounge/Kitchen/Bedroom

17' 10" x 14' 11" narrowing to 11' 8" (5.44m x 4.55m)
Carpeted. Wooden skirting boards. 2 radiators. uPVC double glazed windows to front and rear. uPVC double glazed patio doors to garden. Storage area to chimney. Murphy-bed. TV aerial point. Vinyl floor. uPVC double glazed window to rear. Wall and base units with work surfaces over. Stainless steel sink with mixer tap. Freestanding gas hob and oven with wall mounted extractor. Freestanding fridge/freezer. Freestanding washing machine within base unit. Wall mounted boiler.

Outside

Front Garden

Laid to lawn with flower borders. Garden shed. Washing line.

Rear Garden

Laid to patio. Wooden side gate. Gravel borders. Fully enclosed.



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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