



2 Saddlers Place, Green Drift

ROYSTON,
Hertfordshire, SG8 5AF
£1,295 pcm

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properties

This two bedroom home is centrally located for access to the Town Centre and Train Station. To the ground floor it offers an open plan lounge/diner which leads onto the kitchen, the second floor has two bedrooms and family bathroom. There is a private enclosed rear garden which has rear gated access and the added benefit of allocated parking and additional visitor spaces. Available mid June. Council Tax Band C.

- Two Bedroom House
- Open plan Lounge/ Diner
- Allocated Parking
- Enclosed Rear Garden
- Council Tax Band C
- Available Mid June

Front Door

With covered entrance to:

Entrance Hall

Radiator. Door to:

Lounge/Diner

24' 0" x 13' 0" NT x 6' 03" (7.32m x 3.96m NT x 1.91m)
Triple aspect room with double glazed bay window to the front aspect. Stairs to the first floor. Double glazed window window to the side aspect. Double glazed double doors to the rear. Double and single radiators. Opening onto the kitchen:

Kitchen

9' 10" x 6' 9" (3.00m x 2.06m) Fitted kitchen comprising of single bowl stainless steel sink with mixer taps and work surface surrounds. Range of wall and base units. Space for washing machine. Wall tiling. Slim line dishwasher. Double glazed window to rear aspect.

Stairs and Landing

Cupboard housing gas fired boiler. Airing cupboard with tank.

Bedroom One

13' 1" x 10' 6" (3.99m x 3.20m) Radiator. Double glazed window to front aspect. Ceiling coving. Built in wardrobe to one wall.

Bedroom Two

9' 11" x 6' 7" (3.02m x 2.01m) Radiator. Double glazed window to rear aspect.

Bathroom

Suite comprising of tiled shower cubicle. Low flush WC. Wash hand basin. Wall and floor tiling. double glazed window to rear aspect. Towel radiator. Extractor fan.

Rear Garden

Enclosed rear garden with wall and fence surround. Paved patio leading to raised lawn with various shrubs to borders. Gate for rear access.

Parking

Allocated parking space and additional visitors parking available.



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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Viewing by appointment only

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