



VAPE SHOP

ELITE 4 COLLECTABLES

GIO's

Fish & Chips  
Pies  
Burgers  
Fried Chicken  
Kebabs

MASTER FRYER

13a, Angel Pavement  
Royston,  
Hertfordshire, SG8 9AS  
£795 pcm

country  
properties

This town centre one bedroom apartment comes with fitted open plan kitchen and lounge with separate bedroom and bathroom. Available mid April. Sorry no pets and no smokers. Royston Train Station is a 12 minute walk (as per Google maps). Council Tax Band A. EPC rating C. Holding fee £183.46. Deposit £917.31.

- One Bedroom Town Centre Apartment
- Available Mid April
- Council Tax Band A
- EPC C
- Holding Fee £183.46
- Deposit £917.31

## COMMUNAL ENTRANCE

### Communal Hallway

Communal entrance door leading into hallway with stairs to first floor entrances. Automatic timed lighting.

## FIRST FLOOR

### Hallway

Entrance door leading into porch with interior door leading into lounge. Tiled floor. Fuse box. Doors to bedroom and lounge.

### Lounge

Tiled flooring. Radiator. Two double glazed windows to rear. Door to bathroom. Open walkway to kitchen.

### Kitchen

Fitted beech effect base and wall units with worktops and tiled splash back areas, stainless steel sink. Single oven, electric hob, canopy extractor hood, and washing machine. Wall mounted gas boiler.

### Bedroom

Two double glazed windows to rear. Radiator. Carpeted flooring.

### Bathroom

Suite comprising of panelled bath with shower mixer taps, and shower screen. W.C, and pedestal wash hand basin. Radiator. Extractor fan. Shaver point.

DRAFT DETAILS YET TO BE APPROVED BY LANDLORD



## 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

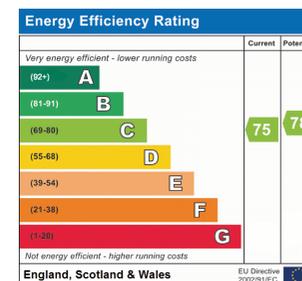
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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