



# 21, Limekiln Close

Royston,  
Hertfordshire, SG8 9XP  
£2,600 pcm

country  
properties

A well presented, five bedroom, detached, modern executive home situated in this highly desirable location convenient for commuters and access into town and schools. The property is fully managed. Available for long term let but the initial tenancy will be for twelve months with a six month break clause. Available mid May.

- Five bedrooms
- Family Bathroom & Two En Suite Shower Rooms
- Detached double garage & off road parking for several cars
- Available Mid May
- EPC Rating C
- Council Tax Band G

## General Description

### Limekiln Close

Country Properties are pleased to be able to offer this executive five bedroom detached modern residence situated in one of Royston's most sought after locations. The property offers well proportioned accommodation throughout with mature gardens with double garage and parking to side. Local shops and schools are a short walking distance with Royston's train station (access to London Kings Cross & Cambridge) approximately one and half miles away by car.

## Ground Floor

### Entrance Hall

Stairs to first floor. Radiator. Cupboard understairs. Part glazed door. Double glazed window to front.

### Cloakroom

Double glazed window to front. Suite comprising low level wc and wash hand basin. Radiator.

### Lounge

18' 11" max x 16' 08" (5.77m max x 5.08m)  
Gas fire with feature surround. Double glazed window to rear. Double glazed sliding patio doors to garden. Two radiators.

### Dining Room

15' 09" x 11' 01" (4.80m x 3.38m)  
Double glazed window to front. Radiator.

### Study

10' 06" x 8' 10" (3.20m x 2.69m)  
Double glazed window to front. Radiator.

### Kitchen

15' 00" x 15' 11" extending to 21' 06" (4.57m x 4.85m extending to 6.55m)  
Range of base and wall mounted units with work surfaces over and in top stainless steel sink and drainer unit. Electric oven and gas hob with extractor over. Wall mounted gas boiler. Integrated fridge freezer and dishwasher. Large range of separate storage units. Breakfast bar. Tiled floor. Sliding patio doors to rear garden. Two double glazed window to rear. Two radiators.

### Utility Room

9' 10" x 5' 01" (3.00m x 1.55m)  
Range of base units with work surfaces over and in top stainless steel sink and drainer unit. Fitted washing machine. Space for a tumble dryer. Tiled floor. Door to side access. Radiator.

## First Floor

### Landing

Hatch to loft void (no access). Airing cupboard housing hot water tank. Radiator.

### Family Bathroom

Suite comprising panelled bath with shower attachment, wash hand basin and low level wc. Radiator. Light with shaver socket. Window to rear.



## Bedroom 1

14' 01" x 11' 10" (4.29m x 3.61m)

Two double glazed windows to rear. Radiator.

## Ensuite One

Suite comprising two wash hand basins with vanity cupboards under, low level wc and shower cubicle. Light with shaver socket. Radiator. Window to rear.

## Guest / Bedroom 2

11' 04" x 9' 03" extending to 13' 10" (3.45m x 2.82m extending to 4.22m)

Double glazed window to front. Radiator.

## Ensuite Two

Suite comprising wash hand basin, low level wc and shower cubicle. Light with shaver socket. Radiator.

## Bedroom 3

11' 10" x 11' 08" (3.61m x 3.56m)

Double glazed window to front. Radiator.

## Bedroom 4

11' 11" x 11' 03" (3.63m x 3.43m)

Two double glazed windows to rear. Radiator.

## Bedroom 5

9' 07" x 9' 01" (2.92m x 2.77m)

Double glazed window to front. Radiator.

## External

### Rear Garden

Enclosed with wooden fencing. Lawn area with trees and shrubs. Personal door to:

### Detached Double Garage

With two up and over doors. Light and power. Driveway with off road parking for up to 4 cars.

## 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.

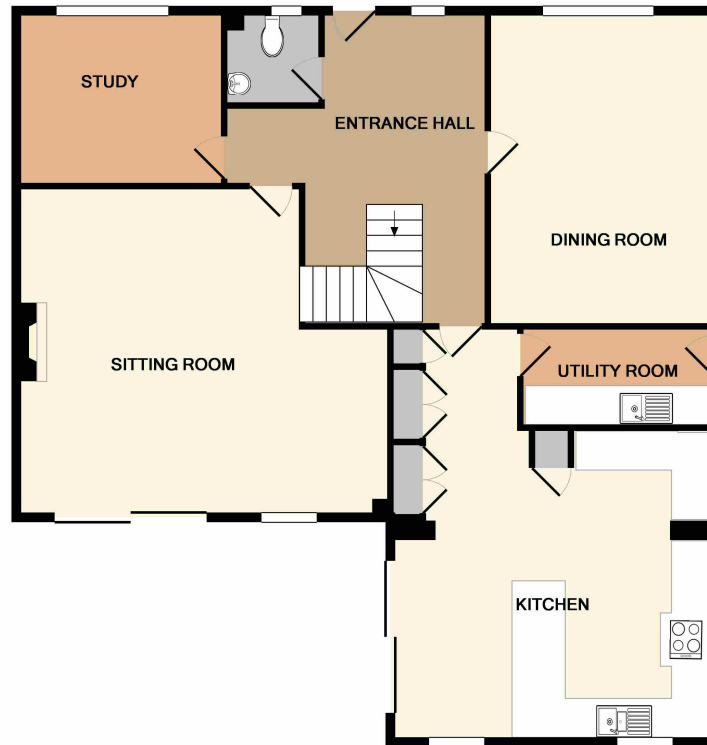
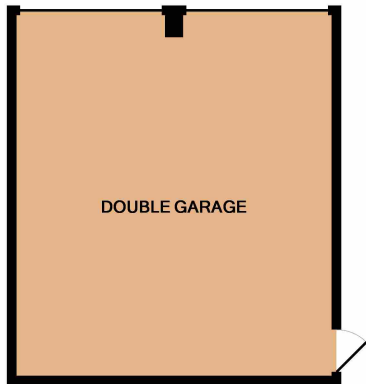
Early termination of tenancy at tenant's request – Should the tenant wish to terminate their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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GROUND FLOOR  
APPROX. FLOOR  
AREA 1389 SQ.FT.  
(129.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 926 SQ.FT.  
(86.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2315 SQ.FT. (215.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

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