



# 11, Princes Court

Royston,  
Hertfordshire, SG8 9FG  
£1,500 pcm

country  
properties

A three bedroom property comprising of entrance hall, cloakroom, kitchen/diner, lounge, three bedrooms, en-suite to master bedroom, rear garden and two parking spaces. Available early July 2024. Council Tax Band D. Google maps advise that the train station is 0.6 miles and a 13 minute walk from the property.

- Three Bedrooms
- En-Suite to Master Bedroom
- Cloakroom
- Walkable to Train Station
- Council Tax Band D
- Available Early July

### Front Garden

Pathway leading to front door. Outside light, Soil borders with plants and shrubs. Electric box. Gas meter. UPVC double glazed door into:

### Entrance Hall

Tile flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Smoke alarm. Heating control. Wooden door to under stairs storage cupboard housing fuse box.

### Cloakroom

5' 08" x 2' 11" (1.73m x 0.89m) Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed obscured window to front aspect. WC. Wash hand basin. Ceiling mounted extractor fan.

### Kitchen/Diner

7' 05" x 16' 09" (2.26m x 5.11m) Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Heating control. Smoke alarm. Wall and base units with work surface over. Stainless steel one and a half bowl sink and drainer. Built in oven, grill and hob with extractor over. Built in fridge/freezer. Freestanding washing machine. Built in dishwasher. CO alarm. Wall mounted gas boiler.

### Lounge

13' 06" x 14' 08" (4.11m x 4.47m) Wooden flooring. Wooden skirting boards. Two radiators. UPVC double glazed doors to rear garden. Two UPVC double glazed windows to rear aspect. Two Velux windows. TV aerial point. Telephone socket.

### Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Wooden doors to all rooms:

### Bedroom Three

8' 08" x 14' 08" NT x 7' 08" (2.64m x 4.47m NT x 2.34m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.

### Bathroom

7' 08" x 6' 11" (2.34m x 2.11m) Vinyl flooring. Wooden skirting boards. Radiator. WC. Wash hand basin. Bath with shower attachment. Shaver socket. Ceiling mounted extractor.



## Bedroom Two

14' 08" x 8' 05" NT x 6' 04" (4.47m x 2.57m NT x 1.93m)  
Wooden flooring. Wooden skirting boards. Two radiators. Two UPVC double glazed windows to front aspect.

## Second Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Wooden door to airing cupboard housing hot water tank.

## Bedroom One

11' 02" x 14' 02" (3.40m x 4.32m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Loft hatch (Not To Be Used). Freestanding wardrobe. TV aerial point.

## En-Suite

13' 07" x 5' 02" (4.14m x 1.57m) Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed obscured window to front aspect. Ceiling mounted fan. Wash hand basin. WC. Shower. Shaver socket.

## Rear Garden

Mainly laid to lawn. Patio area. Wooden shed. pathway leading to rear gate. Outside tap. Soil borders with shrubs.

## 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

Viewing by appointment only

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