



# Flat 17, Rivermill Court

Kneesworth Street, ROYSTON,  
Herts, SG8 7BH  
**£995 pcm**

country  
properties

A very sizeable one bedroom second floor apartment comprising of entrance hall, lounge, kitchen/breakfast room, bedroom and bathroom. The property will be undergoing a full redecoration and new flooring prior to new tenant occupation. Close to the town centre and train station. Available late May. EPC Rating C. Council Tax band B. Holding Fee £229.62. Deposit £1,148.08.

- One Bedroom Apartment
- Full Redecoration
- EPC Rating C
- Council Tax Band B
- Holding Fee £229.62
- Deposit £1,148.08

### Entrance

Communal entrance door to communal hallway with stairs to second floor landing.

### Entrance Hall

Decorative cornice. Fuseboard. Walk in airing cupboard, Doors to:

### Living Room

18' 2" x 10' 8" (5.54m x 3.25m)  
Good sized room with double glazed window to rear. Radiator. Door to:

### Kitchen / Breakfast Room

11' 6" x 11' 3" (3.51m x 3.43m)  
Fitted with a range of light beech style base and wall units with worktops and tiled splashbacks and fitted single bowl stainless steel sinktop. Space for tall fridge freezer. Plumbing for washing machine. Wall mounted gas fired boiler. Radiator. Double glazed window to rear.

### Bedroom

21' 10" x 9' 8" (6.65m x 2.95m)  
A very sizeable room with dual aspect double glazed windows to side and rear. Radiator.

### Bathroom

Fitted with a coloured three piece suite comprising of a bath with tiled side panel, pedestal wash hand basin, close coupled w.c.. Radiator. Part tiled walls and tiled shelf with mirror over. Extractor fan.

### Parking

Allocated parking space.





## 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.

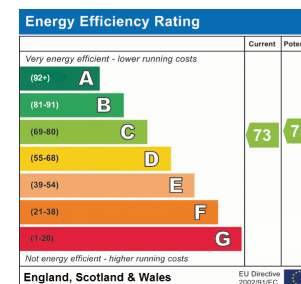
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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## Viewing by appointment only

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