



4, Prince Andrews Close  
ROYSTON,  
Hertfordshire, SG8 9DZ  
£1,700 pcm

country  
properties

Four bedroom home in a cul-de-sac location and within walking distance of the town centre and train station. The property has recently been redecorated, a brand new kitchen and brand new carpets. Comprising of entrance hall, lounge, kitchen/diner, cloakroom, four bedrooms with an en-suite to the master bedroom, family bathroom, rear garden and garage with off road parking to the front. Available immediately. EPC TBC. Council Tax Band D. Holding Fee £392.31. Deposit £1,961.54.

- Four Bedroom House
- Brand New Carpets
- Freshly Decorated
- Council Tax Band D
- Holding Fee £392.31
- Deposit £1,961.54

#### Front Garden

Tarmac driveway with parking for several vehicles. Outside light. TV satellite dish. Wooden gate access to rear garden.

#### Entrance Hall

Tiled flooring. Wooden skirting board. UPVC double glazed obscured window to side aspect. Wall mounted electric heater. Stairs rising to first floor.

#### Lounge/Diner

Lounge:  
Brand new Carpet. Wooden skirting boards. Two radiators. UPVC double glazed window to front aspect. Smoke alarm. BT open reach socket. Virgin media telephone socket. Virgin media box. TV aerial point.

Dining Area:  
Wooden flooring. Wooden skirting boards. UPVC double glazed sliding door into rear garden.

#### Kitchen

Wooden flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. Base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob. Freestanding washing machine. Wall mounted extractor fan.

#### Inner Hallway

Tiled flooring. UPVC double glazed obscured door to rear garden. Wooden door through to the garage.

#### Cloak Room

Tiled flooring. Low level WC. Wall mounted wash hand basin. UPVC double glazed obscured window to side aspect. Carbon monoxide alarm. Wooden door opening into cupboard housing boiler.

#### Stairs and Landing

Brand new carpet. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm.

#### Bedroom Two

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Wooden door opening into built in wardrobe with hanging rail.

#### Bedroom Three

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window. Telephone socket.



## Family Bathroom

Vinyl flooring. Low level WC. Wash hand basin with vanity unit. Bath with shower attachment. UPVC double glazed obscured window. Wall mounted medicine cabinet. Wall mounted heated towel radiator.

## Bedroom One

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. TV aerial point. Double mirrored sliding doors into built in wardrobe.

## En-Suite

Vinyl flooring. Low level WC. Wash hand basin. Shower enclosure. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator. Wall mounted medicine cabinet.

## Bedroom Four

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. TV aerial point. Recess area with fitted shelves. Wooden door opening into built in wardrobe with hanging rail.

## Garage

Metal up and over door. Wooden personnel door to the rear. Concrete flooring. Brick walls. Power and light. UPVC double glazed obscured window to side aspect. Wall mounted fuse box. Electric meter

## Rear Garden

Pathway. Patio area. Outside tap. Gas meter. Wooden shed. Mainly laid to lawn.

## 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**

Country Properties | 45, High Street | SG8 9AW  
T: 01763 245121 | E: [royston@country-properties.co.uk](mailto:royston@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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