



30A, Upper King Street

Royston,
Hertfordshire, SG8 9BA
£995 pcm

country
properties

Split level two bedroom period apartment set right in the heart of Royston town centre comprising of entrance porch, open plan kitchen and lounge, two bedrooms and bathroom. Available mid December. EPC rating - D. Council Tax band - A. Holding Fee £229.62. Deposit £1,148.08.

- Town Centre Location
- Available Mid December
- EPC Rating D
- Council Tax Band A
- Holding Fee £229.62
- Deposit £1,148.08

Accommodation

Entrance Porch

Glazed door into Porch. Steps up to Lounge / Kitchen. Stairs to first floor. Wall mounted electric heater. Fuse cupboard and under stair cupboard. Window to courtyard.

Lounge / Kitchen

Open plan to Kitchen.

Kitchen Area

7' 6" x 5' 4" (2.29m x 1.63m)

Base and wall mounted units. Work tops. Standing oven. Electric hob and extractor hood. Single drainer stainless steel sink unit. Tiled splash areas. Extractor fan. Space for fridge freezer.

Lounge Area

11' 1" x 8' 11" (3.38m x 2.72m) min

Landing

Fitted washing machine with side store cupboard and top above. Window to front.

Bedroom 1

14' 6" x 8' 1" (4.42m x 2.46m)

Wall mounted electric heater. Exposed beams. Vaulted ceiling. Sash window to front aspect.

Bedroom 2

10' 11" x 7' 7" (3.33m x 2.31m) Wall mounted electric heater. Exposed beams. Vaulted ceiling. Window to rear.

Shower Room

White suite comprising of a shower base with tiled walls with wall mounted shower, pedestal wash hand basin and close coupled WC. Electric heated chrome effect verticle towel radiator. Extractor fan. Window to rear. Built in airing cupboard. Wall mounted electric fan heater.



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/

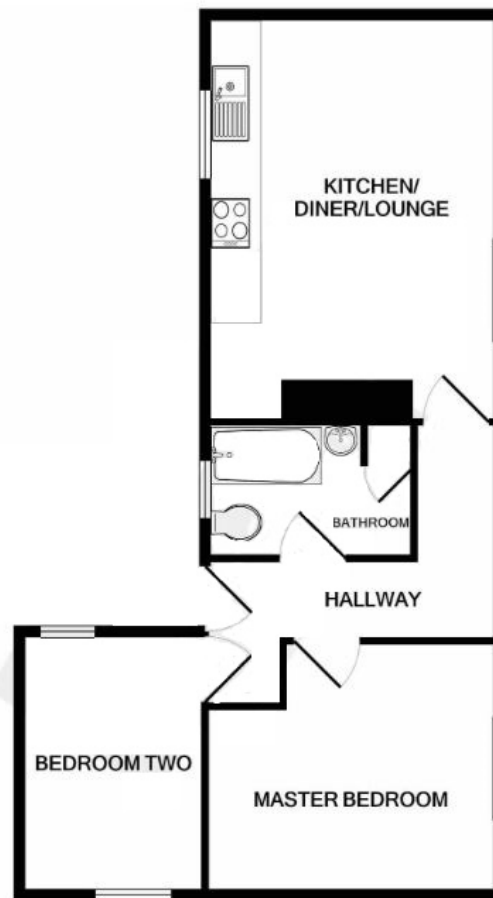
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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