



96, King James Way

Royston,
SG8 7EF

£900 pcm

country
properties

This well presented, one bedroom apartment is located in a sought after location and offers good size accommodation, enclosed rear garden and easy access to the town centre and station. Unfortunately, no pets, children or smokers. The property is available from mid August. EPC Rating C. Council Tax band B. Holding Fee £207.69. Holding Fee £1,038.46.

Ground Floor

Entrance Hall

Part glazed entrance door with double glazed window to side. Double radiator. Built in storage cupboard housing vaillant gas fired boiler. Built in storage cupboard housing fuse box.

Bathroom

Fitted white bathroom suite comprising pedestal wash hand basin, closed coupled WC and panelled bath. Wall mounted shower over bath. Double glazed frosted window to side. Radiator.

Bedroom

10' 8" x 8' 6" (3.25m x 2.59m)

Fitted wardrobes. Double glazed window to front.

Lounge

17' 1" x 10' 3" (5.21m x 3.12m)

Radiator. Feature fireplace with marble back and hearth. Double glazed sliding patio doors.

Kitchen

11' 3" narrowing to 9' 1" x 7' 3" (3.43m x 2.21m)

Base units. Work tops. Tiled splashbacks. Stainless steel single bowl sink unit. Single oven. Electric hob. Larder unit. Space for fridge or freezer. Space for washing machine. Double glazed window to rear. Radiator.

Externally

Rear Garden

Patio area. Two timber sheds. Planted borders.

Off Street Parking

One 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/

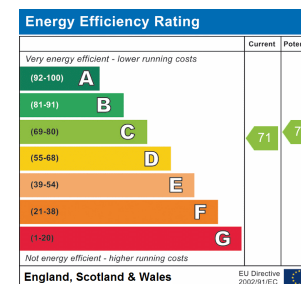
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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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