



65, High Street

Royston,
Hertfordshire, SG8 9AW
£1,400 pcm

country
properties

Three/four bedroom Grade II listed property situated on the High Street Royston. The property offers veritable accommodation with 3/4 bedrooms, dressing room, basement, two bathrooms, kitchen, parking courtyard garden and many unique feature. Available early September. Sorry pets are not permitted. Council Tax Band E. EPC Rating E.

- Three Bedrooms
- Town center location
- Parking and courtyard garden
- No pets
- Council Tax Band E
- EPC Rating E

Wooden door to:

Dining Room

14' 06" x 12' 02" (4.42m x 3.71m)
Carpeted. Two radiators. Window to front. Stairs rising to first floor. Trap door to basement. Stairs going down to:

Study/potential 4th Bedroom

12' 09" x 8' 05" (3.89m x 2.57m)
Carpeted. Wooden skirting boards. Radiator. Wooden obscured window to front. TV Aerial point.

Hallway

Carpeted. Smoke alarm.

Lounge

11' 08" x 15' 04" (3.56m x 4.67m) Carpeted. Large window to front. Radiator. Inglenook fireplace. (Open fire not in use).

Inner Hallway

Carpeted. Wooden door to parking space.

Bathroom

Low level W.C. Wash hand basin. Shower. Window to side. Radiator. Wooden skirting boards. Skylight.

Kitchen

9' 02" x 9' 09" (2.79m x 2.97m)
Tiled flooring. Wall and base units with work surface over. Sink and drainer. Built in gas hob with extractor over. Built in double oven. Space for fridge. Space for washing machine. Window to side. Wooden door to back garden. Skylight (DOESNT OPEN).

Stairs and Landing

Two windows to rear. Carpeted. Radiator.

Bedroom One

11' 09" x 14' 11" (3.58m x 4.55m)
Carpeted. Wooden skirting boards. Large window to rear. window to front. Radiator. Wash hand basin. Wooden door to storage area with hanging rail. Wooden door to stairs rising to:

Dressing Room

12' 02" x 5' 4" (3.71m x 1.63m)
Carpeted. Window to front. Radiator. Hanging rail.

Bathroom

Vinyl flooring. Wash hand basin. W.C. Bath. Radiator. Window to rear.



Bedroom Two

10' 09" x 13' 02" (3.28m x 4.01m)
Carpeted. Wooden skirting boards. Radiator.
Window to front. Wardrobe.

Second Stairs and Landing

Carpeted. Telephone socket.

Bedroom Three

10' 03" x 9' 07" (3.12m x 2.92m)
Carpeted. Wooden skirting boards. Radiator.
Window to front.

Garden

Laid to artificial grass.

Outside

Patio and bloc paved. Gas meter box. Outside light.
Border 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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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