



1B, London Road

ROYSTON,  
Hertfordshire, SG8 9EJ  
£840 pcm

country  
properties



This one bedroom ground floor apartment is situated at the top of Royston High Street, centrally located for all amenities. The property offers a large lounge/diner, kitchen, double bedroom and bathroom. Available mid October. Sorry no pets and no parking. Council Tax Band A. EPC Rating E. Holding fee £193.85. Deposit £969.23.

- One bedroom apartment
- Sorry no pets
- Council Tax Band A
- EPC Rating E
- Holding Fee £193.85
- Deposit £969.23

### Garden

Communal garden shared with another apartment to rear.

### Kitchen

12' 0" x 7' 0" (3.66m x 2.13m)

Laminate flooring throughout. A range of base and wall units. Space for washing machine and under counter fridge. Built-in oven and hob with extractor over.

### Lounge/Dining Room

15' 3" x 11' 11" (4.65m x 3.63m)

Carpeted. Two large sash windows to front and side aspects. BT socket. Storage heater.

### Bedroom

12' 0" x 9' 5" (3.66m x 2.87m)

Carpeted. Access to garden. Built-in airing cupboard with storage. Storage heater.

### Bathroom

5' 8" x 7' 7" (1.73m x 2.31m)

Laminate flooring Shower over bath. Low level WC. Wash hand basin. Wall mounted towel rail. Wall mounted extractor fan.



## 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.

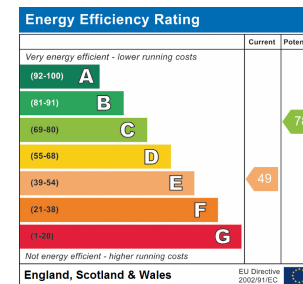
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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