



13b, Angel Pavement

ROYSTON,  
Hertfordshire, SG8 9AS  
£795 pcm

country  
properties



A One bedroom first floor apartment in the town centre comprising of communal entrance, hallway, one bedroom, lounge, kitchen and bathroom. The property does not come with any parking. Available end of March. EPC Rating C. Council Tax Band A. Holding Fee £183.46. Deposit £917.31.

- One Bedroom Apartment
- Town Centre Location
- EPC Rating C
- Council Tax Band A
- Holding Fee £183.46
- Deposit £917.31

### Bathroom

Extractor fan. Shaver point. Radiator. Wash hand basin. Toilet. Bath with shower over.

### Communal Entrance

Communal entrance door leading into hallway with stairs to the first floor entrances.

### First Floor

### Hallway

Entrance door leading into entrance hall. Door to bedroom and lounge. Tiled floor. Fuse box.

### Bedroom

Two UPVC double glazed windows to rear. Radiator. Carpet flooring.

### Lounge

Tiled flooring. Radiator. Two UPVC double glazed windows to rear. Door to bathroom. Archway to kitchen.

### Kitchen

Fitted with modern beech effect base and wall units with worktops and tiled splashback areas. Stainless steel sink. Single oven. Electric hob. Extractor hood. Washing machine. Gas boiler.



## 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.

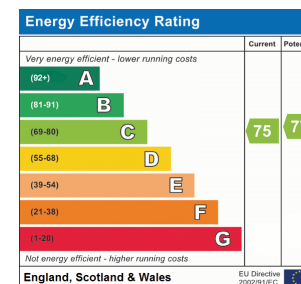
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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