



42 Tennyson Court

Tennyson Close, Royston,
Hertfordshire, SG8 5SZ
£1,100 pcm

country
properties

A two bedroom first floor apartment comprising of entrance hall, two bedrooms, lounge, kitchen and bathroom. Available beginning of October. EPC Rating TBC. Council Tax Band B. Holding fee £253.85. Deposit £1,269.23.

- Two Bedroom Apartment
- Available Early October
- Close to Local Amenities
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

Entrance Hall

Wooden flooring. Wooden skirting boards. Wooden door to storage cupboard with water tank.

Bedroom Two

9' 4" x 7' (2.84m x 2.13m)

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Electric heater.

Bedroom One

12' 8" x 9' 2" (3.86m x 2.79m)

Carpeted. Wooden skirting boards. Electric heater. UPVC double glazed window to front aspect.

Lounge

15' 9" x 11' 4" (4.80m x 3.45m)

Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect.

Kitchen

8' 6" x 8' 1" (2.59m x 2.46m)

Vinyl flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Freestanding washing machine. Freestanding dishwasher. Freestanding under counter fridge and freezer. Wall mounted fuse box.

Bathroom

Vinyl flooring. WC. Wash hand basin. Bath with shower over. Wall mounted extractor fan. Wall mounted heated towel radiator.



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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