



# 68 The Gables, Old North Road

ROYSTON,  
Hertfordshire, SG8 5EP  
£1,200 pcm

country  
properties

A freshly redecorated two bedroom apartment with brand new carpets throughout comprising of entrance hall, open plan lounge/kitchen, bathroom and two bedrooms with a garage. Available immediately. EPC Rating C. Council Tax Band B. Holding Fee £276.92. Deposit £1,384.62.

- Two Bedroom Apartment
- Fully Redecorated with Brand New Carpets
- EPC Rating C
- Council Tax Band B
- Holding Fee £276.92
- Deposit £1,384.62

UPVC Double Glazed Door Into:-

### Entrance Hall

Brand new carpet. Wooden skirting boards. Electric heater. Telephone entry system. Wooden door opening into airing cupboard housing hot water tank with fitted shelves. Wooden door opening into large storage cupboard with fitted shelves. Smoke alarm.

### Open Plan Lounge/Kitchen

Lounge:

Brand new carpet. Wooden skirting boards. Three UPVC double glazed windows to front aspect. Telephone socket. TV aerial point. Electric heater. Smoke alarm.

Kitchen:

Tiled flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Freestanding electric oven and hob with extractor over. Freestanding fridge/freezer. Freestanding washing machine. Wooden skylight.

### Bathroom

Tiled flooring. Low level WC. Wash hand basin. Bath with shower over. Wooden skylight. Wall mounted Dimplex fan heater. Wall mounted medicine cabinet.

### Bedroom One

Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect.

### Bedroom Two

Brand new carpet. Wooden skirting boards. UOVC double glazed window to rear aspect. Electric heater.

### External

Communal gardens. Communal washing lines.

Garage:

Up and over door

Parking:

The parking is non allocated to the properties and is on a first come first serve basis.



## 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/

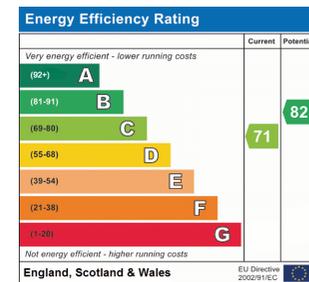
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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