



# 3, Cardinals Gate

Royston,  
Hertfordshire, SG8 5XD  
£1,200 pcm

country  
properties



A two bedroom first floor apartment comprising of entrance hall, lounge, kitchen, bathroom and two bedrooms. Property is close to the town centre and a short walk to the mainline train station with direct links into Kings Cross. Sorry pets are not permitted at the property. Available late April. EPC rating C. Council Tax Band C. Holding Fee £276.92. Deposit £1,384.62.

- Two Bedrooms
- Close to Town Centre
- Council Tax Band C
- EPC Rating C
- Holding Fee £276.92
- Deposit £1,384.62

### Wooden Front Door

Into:-

### Entrance Hallway

Stairs rising to first floor. Wooden skirting boards. Carpeted. Coir mat. Wall mounted fuse box. Ceiling mounted smoke alarm. Alarm control panel.

### Lounge

Carpeted. Wooden skirting boards. Two radiators. Wooden double glazed sash style window to side aspect. Wooden double glazed sash style window to front aspect. Heating control thermostat. Wooden door into:

### Kitchen

Vinyl flooring. Wooden skirting boards. Wooden double glazed window to rear aspect. Wall and base units with work surfaces over. Ceramic one and a half bowl sink and drainer. Built in oven and hob with extractor over. Freestanding under counter fridge. Freestanding washing machine.

### Inner Hallway

Carpeted. Wooden skirting boards. Radiator. Loft hatch (Not To Be Used). Carbon monoxide alarm. Smoke alarm.

### Bathroom

Vinyl flooring. Wooden skirting boards. Wooden window to rear aspect. Radiator. Low level WC. Wash hand basin. Bath with shower attachment. Wall mounted extractor fan. Wooden door into airing cupboard housing gas boiler with shelving.

### Bedroom One

Carpeted. Wooden skirting boards. Radiator. Wooden sash style window to front aspect.

### Bedroom Two

Carpeted. Wooden skirting boards. Radiator. Wooden window to front aspect.

## Agency

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.

Redman Stewart Ltd T/A Country Properties are

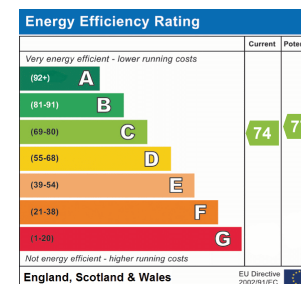
members of The Property Ombudsman (TPO)

Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part

of a Client Money Protection Scheme with

Propertymark. Membership number C0016528.



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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