



28, Upper King Street

Royston,
Hertfordshire, SG8 9AZ
£1,200 pcm

country
properties

A recently refurbished two bedroom apartment in the heart of the town centre and within walking distance of the main line train station with direct links into both Kings Cross and Cambridge. Property comprises of entrance hall, kitchen, lounge, two bedrooms and bathroom. Please note that the property does not have any parking. Available Immediate. EPC Rating E. Council Tax Band B. Holding Fee £276.92. Deposit £1,384.62.

- Refurbished Apartment
- Two Bedrooms
- Council Tax Band B
- EPC Rating E
- Holding Fee £276.92
- Deposit £1,384.62

UPVC Double Glazed Door into:-

Entrance Hall

Brand new carpet. Wooden skirting boards. Wall mounted electric heater. Skylight. Ceiling mounted smoke alarm. Ceiling mounted extractor fan. Wooden doors opening into storage cupboard housing fuse box and electric meters. Wooden door opening into storage cupboard housing hot water tank with fitted shelving. Sliding wooden door into:-

Kitchen

Vinyl flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall and base units with work surfaces over. Built in oven and hob with extractor over. Freestanding washing machine. Freestanding fridge/freezer. Stainless steel sink and drainer. Ceiling mounted smoke alarm.

Lounge

Brand new carpet. Wooden skirting boards. UPVC double glazed windows and UPVC double glazed door to front aspect. Wall mounted electric heater. TV aerial point.

Bedroom One

Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall mounted electric heater.

Bedroom Two

Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect. Wooden loft hatch (Not To Be Used). Wall mounted electric heater.

Bathroom

Vinyl flooring. Wooden skirting boards. WC. Wash hand basin. Bath with shower over. Skylight. Ceiling mounted extractor fan. Wooden loft hatch (Not To Be Used). Wall mounted heated towel rail. Wall mounted medicine cabinet.



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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