

1, Lawns Court  
Royston,  
Hertfordshire, SG8 9EW  
£1,150 pcm



country  
properties

A well presented freshly decorated two bedroom ground floor apartment. Private entry system, allocated parking and communal garden. This lovely property is a stones throw from Royston High Street with great local amenities. Available Immediately. Sorry no pets allowed. Council Tax Band B. EPC Rating D. Holding fee £265.38. Deposit £1,326.92.

- Ground floor apartment
- Two Bedrooms
- EPC Rating D
- Council Tax Band B
- Holding Fee £265.38
- Deposit £1,326.92

#### Entrance Hallway

Secure entry phone system, Carpeted. Doors leading to bedrooms, bathroom and living room. Large storage cupboard housing the hot water tank. Wall mounted electric heater.

#### Living Room

10.06' x 15.09' (3.05m x 4.60m)  
A good size living/dining room with modern laminate flooring, window to the side aspect and opening to the kitchen. Two wall mounted electric heaters

#### Kitchen

10' 06" x 6' 08" (3.20m x 2.03m)  
Fitted white kitchen with complementing black worktops. Grey laminate flooring and stylish grey tiles to the splash areas. Integrated electric oven and hob with extractor over. Space for washing machine and fridge freezer.

#### Bedroom One

12' 01" x 9' 07" (3.68m x 2.92m)  
Double bedroom with wood effect laminate flooring, window to the rear aspect and wall mounted electric heater.

#### Bedroom Two

10' 02" x 9' 01" (3.10m x 2.77m)  
Double bedroom with window to the side aspect and wall mounted electric heater.

#### Bathroom

6' 03" x 6' 05" (1.91m x 1.96m)  
White three piece suite comprising: side panel bath with main shower and glass privacy screen. Low level wc and wash hand basin. Wall mounted towel heater and window to the side aspect. Laminate flooring and partially tiled walls.

#### Communal Garden

A wrap around communal garden with seating area and space for clothes drying.

#### Allocated Parking

One allocated parking space is offered with this property



## 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 terminate 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.

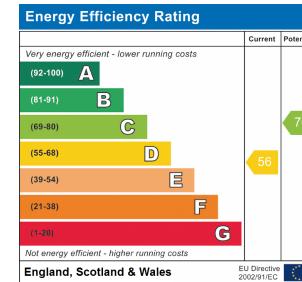
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**Viewing by appointment only**

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