



8b, Upper King Street

Royston,  
Hertfordshire, SG8 9AZ  
£825 pcm

COUNTRY PROPERTIES  
PART OF HUNTERS



One bedroom apartment located within the heart of Royston Town Centre and is 0.4 miles to Royston train station (as per google maps). Sorry no pets and no smokers.  
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- ONE BEDROOM
- 0.4 MILES TO ROYSTON TRAIN STATION (AS PER GOOGLE MAPS)
- NO PETS

### Entrance

Wooden door into communal hallway. Stairs rising to first floor. Wooden door into -

## FIRST FLOOR

### Entrance Hall

Carpeted. Wooden skirting boards. Stair rising to next level. Window to side. Fuse box. Smoke alarm. Wooden door to storage area. Wooden door into

### Kitchen

7' 07" x 10' 05" (2.31m x 3.17m)

Vinyl flooring. Wooden skirting boards. Window to front. Radiator. Smoke alarm. Carbon monoxide alarm. Wall mounted boiler. Wall and base units with work surface over. Sink and drainer. Built in oven and hob. Space for washing machine. Space for under counter fridge freezer.

### Bathroom

8' 09" x 5' 02" (2.67m x 1.57m)

Vinyl flooring. Wooden skirting boards. Radiator. Wash hand basin. WC. Bath with shower over. Wall mounted extractor fan.

### Lounge

12' 07" x 19' 07" (3.84m x 5.97m)

Carpeted. Wooden skirting boards. Large window to front. Two radiators. TV aerial point. Telephone socket

### Bedroom

9' 04" x 14' 04" (2.84m x 4.37m) narrowing to 9' 04" x 12' 04" (2.84m x 3.76m)

Carpeted. Wooden skirting boards. Window to front. 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/

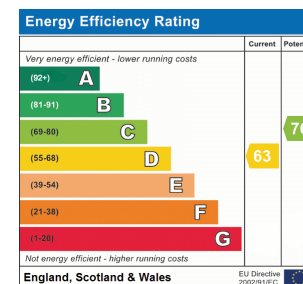
Variation of contract at the tenant's request - £50.00 (inc. VAT) per agreed variation.

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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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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[www.country-properties.co.uk](http://www.country-properties.co.uk)

