



Philips Court

Flat 19, Baldock Street, Royston,
Hertfordshire, SG8 9DL
£1,100 pcm

country
properties

Country Properties are pleased to offer, this well-presented second floor, two bedroom apartment for rent. Centrally located, fully furnished, allocated parking. No pets. Available mid July. Council Tax Band B.

- Furnished
- Two bedrooms
- Sorry, no pets
- Available Mid July
- Council Tax Band B
- Centrally Located

Communal Hallway

Stairs. Wooden door into:-

Accommodation

Entrance Hall

Wooden skirting boards. Carpeted. Telephone entry system. Fuse box. Smoke alarm. Electric heater. Shoe rack. Wooden door to storage housing hot water tank. Wooden door to further storage. Wooden door to:-

Kitchen

7' 11" x 6' 4" (2.41m x 1.93m)
Wall and base units with work surfaces over. 1 1/2 bowl stainless steel sink and drainer. Built-in oven and hob with extractor over. Freestanding washing machine and fridge/freezer. Microwave, kettle, cutlery, crockery and bin. Wooden skirting boards. Wooden door to:-

Lounge

15' 3" x 9' 5" (4.65m x 2.87m) narrowing to 13' 4" x 9' 5" (4.06m x 2.87m)
Wooden skirting boards. Laminate flooring. uPVC double glazed doors opening to front. Electric heater. Table and chairs. Sofa and foot stool. TV and TV unit. 2x lamps. Coffee table. Rug. Shelving. Wooden door to:-

Bedroom One

11' 0" x 8' 11" (3.35m x 2.72m) narrowing to 9' 1" x 7' 2" (2.77m x 2.18m)
Wooden skirting boards. Laminate flooring. uPVC double glazed window to front. Electric heater. Double bed. Wardrobe. Rug.

Bedroom Two

10' 5" x 6' 11" (3.17m x 2.11m) narrowing to 8' 5" x 6' 11" (2.57m x 2.11m)
Wooden skirting boards. Laminate flooring. uPVC double glazed sash style window to rear. Freestanding wardrobe. Bed. Chair. Rug. Wooden door to:-

Bathroom

8' 0" x 5' 2" (2.44m x 1.57m)
Wooden skirting boards. Tiled flooring. Wall mounted heated towel rail. Extractor fan. Wash hand basin with vanity unit. WC. Enclosed shower tray. Wooden door to:-



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.

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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www.country-properties.co.uk

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