



8a, Upper King Street

Royston,
Hertfordshire, SG8 9AZ
£1,150 pcm

country
properties

A three bedroom apartment in central Royston comprising of entrance, first floor with lounge and bathroom, second floor with the kitchen and three good sized bedrooms. Available Immediately. EPC Rating E. Council Tax Band B.

- Three Bedrooms
- Town Centre Location
- Spaced Over Two Floors
- No Parking
- EPC Rating E
- Council Tax Band B

Ground Floor

Entrance

Front leading up stairs to the first floor.

First Floor

Hallway

Carpeted. Wooden skirting boards. Stairs leading to second floor.

Lounge

15' 03" x 10' 04" (4.65m x 3.15m) Carpeted. Wooden skirting board. Radiator. Window to front aspect.

Bathroom

11' 06" x 6' 10" (3.51m x 2.08m) L Shape 07' 00" x 12' 0" (2.13m x 3.66m) White suite comprising WC, pedestal wash hand basin. Panel enclosed bath with shower over. Wooden skirting boards.

Second Floor

Upper Hallway

Carpeted. Wooden skirting boards.

Kitchen

15' 07" x 10' 08" (4.75m x 3.25m) Wall and base units with work surface over. White inset sink. Built in oven and hob. Window to front aspect. Radiator. Breakfast bar. Two storage cupboards. Wall mounted boiler.

Bedroom One

15' 08" x 14' 02" (4.78m x 4.32m) Radiator. Window to front aspect. Carpeted. Wooden skirting boards.

Bedroom Two

12' 06" x 12' 02" (3.81m x 3.71m) Radiator. Window to front aspect. Carpeted. Wooden skirting boards.

Bedroom Three

13' 06" x 9' 07" (4.11m x 2.92m) Carpeted. Wooden skirting boards. Window to side aspect. Sloping ceilings.



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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Redress Scheme. Membership number D00609.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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