



71, Icknield Walk

ROYSTON,
Hertfordshire, SG8 7LJ
£995 pcm

country
properties

A one bedroom second floor apartment close to Royston town centre comprising of entrance hall, lounge/diner, kitchen and bathroom. Available late May. EPC Rating TBC. Council Tax Band A. Holding fee £229.62. Deposit £1,148.08.

- One Bedroom Apartment
- Close To Local Amenities
- Available Late May
- Council Tax Band A
- Holding Fee £229.62
- Deposit £1,148.08

Entrance Hall

Lounge / Dining Room

16' 3" x 12' 5" (4.95m x 3.78m)

Door to balcony overlooking Green. Windows to front.

Kitchen

12' 5" x 5' 7" (3.78m x 1.70m)

Range of floor and wall mounted units with worktop over and inset 1½ bowl sink unit. Electric cooker. Fridge/freezer. Washing machine.. Window to rear.

Bedroom

13' 1" x 11' 4" (3.99m x 3.45m)

Window to front.

Bathroom

Suite comprising bath, wash hand basin and W.C. Frosted window to rear.

External storage cupboard to rear of building.



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.

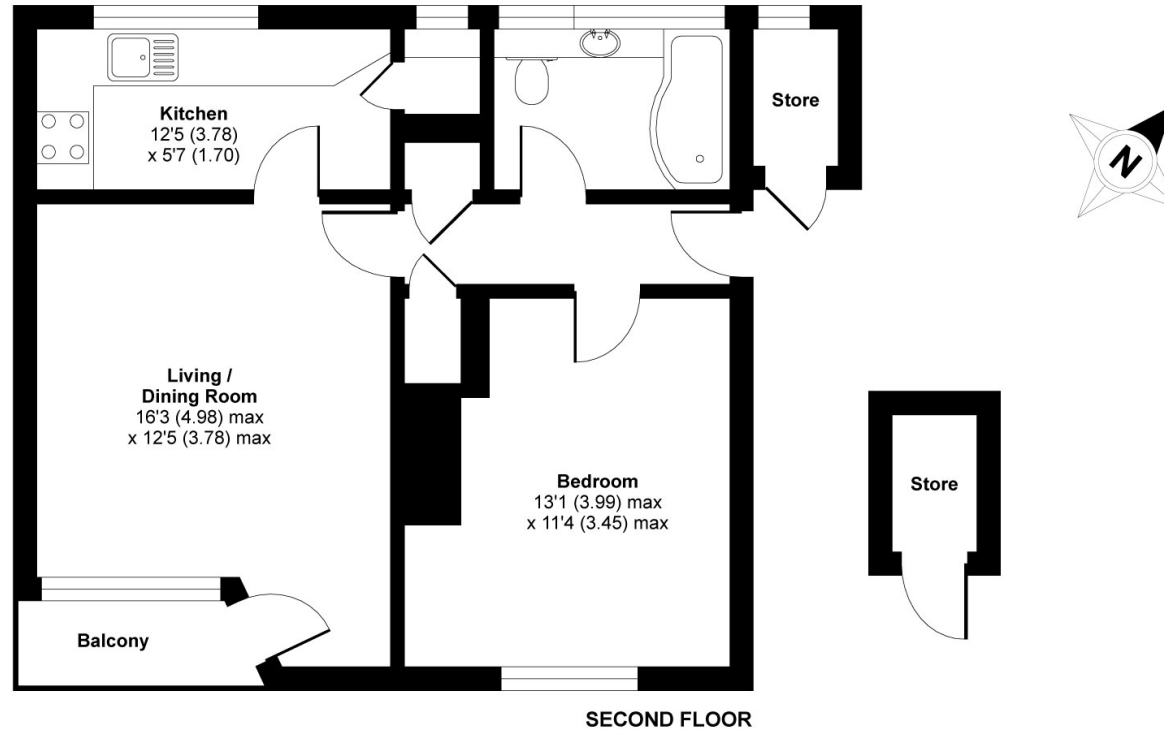
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT 48.8 SQ METRES (EXCLUDES STORES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing by appointment only

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