



33, Malt House Place, Green Drift

ROYSTON,
Hertfordshire, SG8 5GA
£1,100 pcm

country
properties

A ground floor apartment with allocated parking, is close to the town centre and has private access to Royston's train station. The property comprises of a large open plan lounge/dining area with modern kitchen, large double bedroom with fitted wardrobes and a good size bathroom. Please note that there is an additional charge of £190.00pcm for the electric usage at the property EPC Rating D. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23. Available Immediately.

- ONE DOUBLE BEDROOM
- CLOSE TO STATION
- Council Tax Band B
- EPC Rating D
- Holding Fee £253.85
- Deposit £1,269.23

Accommodation

Entrance Hall

Good size hallway with entry phone, wall mounted fuse box and wall mounted electric convector heater. Built-in airing cupboard. Downlighting. Doors to:

Bathroom

Suite comprising close coupled wc, vanity wash hand basin and panelled bath with mixer taps, shower screen and wall mounted shower over bath. Tiled flooring. Downlighting. Chrome towel radiator. Shaver point. Extractor fan.

Lounge

18' 5" x 10' (5.61m x 3.05m)
Double glazed box bay window to front. Wall mounted electric convector heater. Downlighting. Blackout roller blinds. Carpeted.

Dining Area

8' 1" x 7' 10" (2.46m x 2.39m)
Wall mounted electric convector heater. Downlighting. Carpeted. Open plan to:

Kitchen

9' 8" x 7' 6" (2.95m x 2.29m)
Grey matching units to base and eye level with work surfaces over incorporating single bowl stainless steel sink unit. Integrated tall fridge freezer. Integrated oven and hob with extractor hood. Washer/dryer. Downlighting. Tiled flooring.

Bedroom 1

15' 7" x 9' (4.75m x 2.74m)
Wall mounted convector. Double glazed box bay window to front. Downlighting. Fitted double mirrored wardrobe. Blackout roller blinds and curtain track. Carpeted.

External

Outside

Allocated parking for a single car only. The site has no spare parking space for additional vehicles. Direct access to Royston's train station.



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.

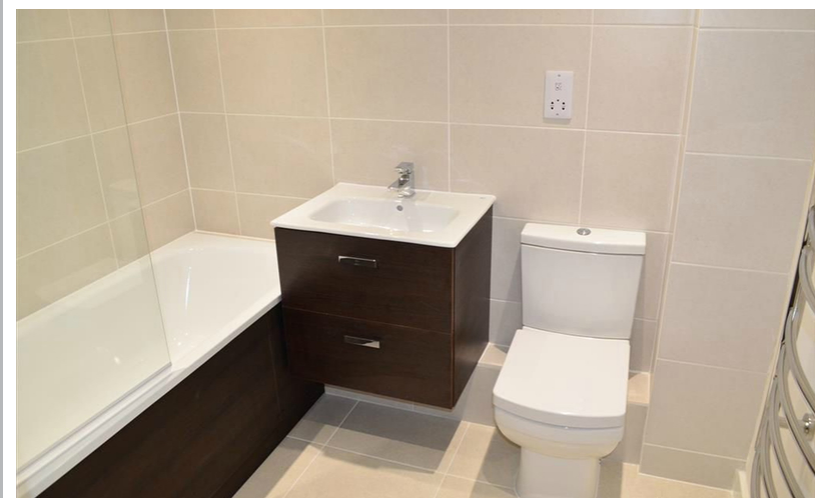
Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring 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.

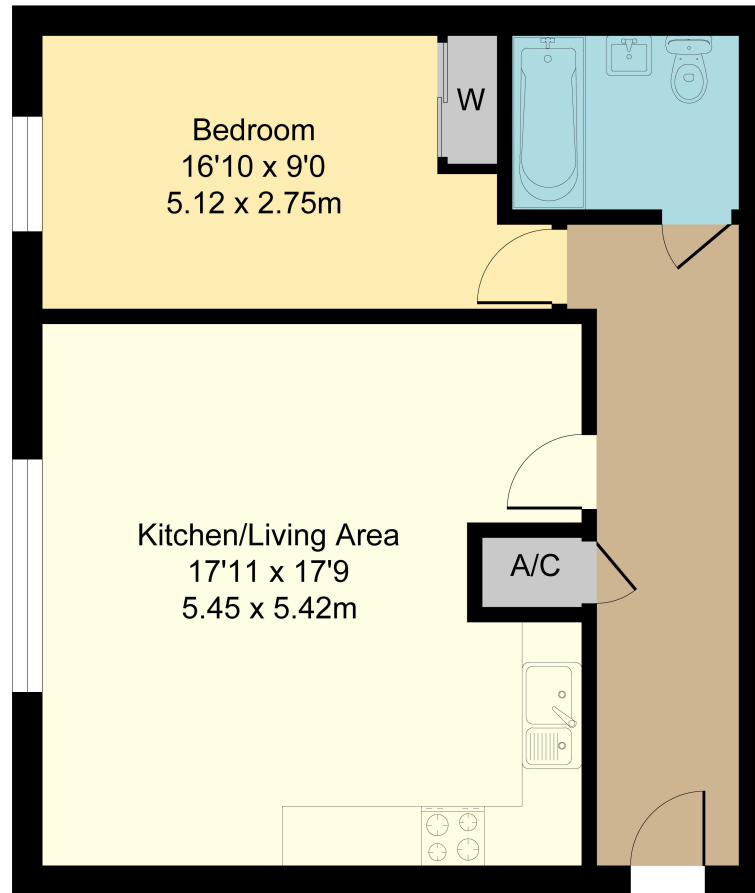
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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.



33 Malt House Place, Royston



Total Area: 56.9 m² ... 613 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(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

Country Properties | 45, High Street | SG8 9AW
T: 01763 245121 | E: royston@country-properties.co.uk
www.country-properties.co.uk

country
properties