



14b, Angel Pavement

ROYSTON,
Hertfordshire, SG8 9AS
£750 pcm

country
properties

This Town Centre Studio Apartment Comes With Fitted Open Plan Kitchen, And White Bathroom Suite. Available early July. EPC rating C. Council Tax band A. Holding fee £173.08. Deposit £865.38.

- Town Centre Location
- Studio Apartment
- EPC Rating C
- Council Tax Band A
- Holding Fee £173.08
- Deposit £865.38

Bathroom

Modern white suite comprising of panelled bath with mixer shower taps and shower screen, close coupled W.C. Pedestal wash hand basin. Tiled walls and flooring. Radiator.

Communal Entrance

Communal Hallway

Communal entrance door leading into hallway with stairs to first floor entrances.

First Floor

Hallway

Entrance door leading into porch with interior doors leading to bathroom and living space.

Kitchen

Open plan with living areas. Fitted with modern beech effect base and wall unit with worktops and tiled splash back areas. Integrated single oven and electric hob with canopy extractor hood. Stainless steel sink and and drainer unit. Fitted washing machine.

Living Area

Open plan with kitchen. Tiled flooring throughout. Double glazed windows to rear wall mounted gas fired boiler. Built in bed frame.

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

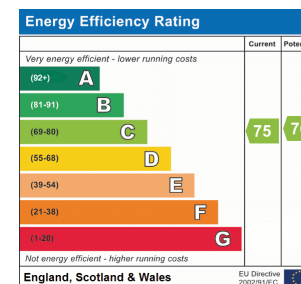
members of The Property Ombudsman (TPO)

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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