



46, Upper King Street

ROYSTON,
Hertfordshire, SG8 9BA
£1,300 pcm

COUNTRY PROPERTIES

Burr's Shoes
country
properties

A well presented three bedroom property in the heart of the town centre, laid out over three floors. Property comprises of entrance hall, cloak room, utility area, lounge, dining room, modern kitchen, three good sized bedrooms, modern bathroom and rear lobby. Royston Train Station is a 12 minute walk (as per Google maps). Available late February. Council Tax Band B. EPC Rating D. Holding Fee £300.00. Deposit £1500.00.

- Town Centre Location
- Three Bedrooms
- Council Tax Band B
- EPC Rating D
- Holding Fee £300.00
- Deposit £1500.00

Ground Floor

Entrance

Solid wood entrance door into ground floor communal hallway leading to stairwell taking you to the wooden front door:

Lounge

22' 7" x 17' 0" (6.88m x 5.18m)

Two radiators. Two sash windows to front. Exposed timbers. Wood effect flooring. Spiral staircase to top floor.

Top Floor Landing

Built-in storage cupboard. Double glazed window to rear. Door from landing leading into Dining Room.

Dining Room

16' 0" x 13' 10" (4.88m x 4.22m)

Wood effect flooring. Two radiators. Two double glazed windows to side. Fuse board.

Kitchen

9' 1" x 6' 2" (2.77m x 1.88m)

Modern range of base and wall mounted units with work surfaces over incorporating single bowl stainless steel sink unit. Tiled splash areas. Single oven with ceramic hob and extractor hood. Wall mounted gas Viessman boiler. Tiled splash areas. Double glazed door to roof.

Bedroom 1

12' 3" x 11' 4" (3.73m x 3.45m)

Wood effect flooring. Double glazed window to side. Double radiator. Walk-in cupboard with shelving and three further built-in storage cupboards.

Bedroom

9' 10" x 7' 7" (3.00m x 2.31m)

Radiator. Wood effect flooring. Arch window to front. Loft access. Built-in wardrobe. Exposed timbers.

Bedroom

10' 4" x 9' 1" (3.15m x 2.77m)

Radiator. Wood effect flooring. Archway window to front. Built-in wardrobe. Exposed timbers.

Rear Lobby

Access to Bedroom 1 and Bathroom with utility area with plumbing for washing machine.



Bathroom

White suite comprising pedestal wash hand basin, close coupled wc, panelled bath with shower over. Double glazed window to side. Part tiled walls and tiled floor. Vertical chrome towel radiator.

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/

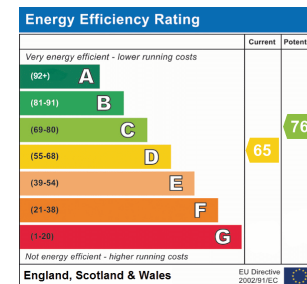
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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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