



26 Tennyson Court

Tennyson Close, Royston,
Hertfordshire, SG8 5SZ

£875 pcm

country
properties

One bedroom top floor apartment in a immaculate condition, comprising of entrance hall, lounge, kitchen, bedroom, bathroom and communal gardens. Parking available on a first come first served basis. Available now. Sorry pets are not permitted. EPC Rating D. Council tax band B. Holding fee £201.92. Deposit £1,009.62.

- One Bedroom Top Floor Apartment
- Communal Garden
- Available Immediately
- Council Tax band B
- Holding Fee £201.92
- Deposit £1,009.62

Entrance Hall

Wooden front door. Vinyl flooring. Wooden skirting boards. Wooden loft hatch (not in use). Ceiling mounted smoke alarm. Wooden door to :

Lounge

15' 07" x 9' 07" (4.75m x 2.92m)
Vinyl flooring. Wooden skirting boards. Wall mounted electric duplex heater. Upvc double glazed window. Virgin media box. Virgin media telephone socket. Tv aerial open reach telephone socket. Archway to:

Kitchen

10' 00" x 6' 06" (3.05m x 1.98m)
Vinyl flooring. Wooden skirting boards. Upvc double glazed window. wall and back units with workface over. Breakfast bar. Stainless steel sink and drainer with mixer tap. Free standing washing machine. Free standing fridge/freezer. Built in oven and hob with extractor over. Wooden door to storage area housing hot water cylinder and associated pipe work. Shelving unit. Wooden door to storage area housing fuse box, electric meter, dehumidifier and shelving.

Bathroom

6' 04" x 5' 06" (1.93m x 1.68m)
Vinyl flooring. Wooden skirting boards. Upvc double obscured glazed window. Wall mounted heat towel rail. Bath with electric shower over. Low level WC. Wash hand basin with vanity unit. Wall mounted unit with shaven socket. Ceiling mounted extractor fan.

Bedroom

12' 08" x 9' 08" (3.86m x 2.95m)
Vinyl flooring. Wooden skirting boards. Upvc double glazed window. Wall mounted electric heater.



Agency fees

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)

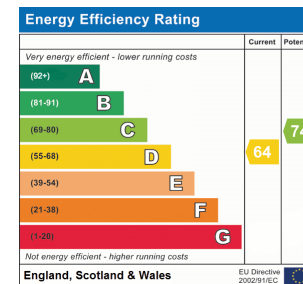
Redress Scheme. Membership number D00609.

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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