



28 Gresley Lodge
Residential
Partnership

MAXIMUM CLEARANCE 2.15 METRES

28 Gresley Lodge, Old North Road

ROYSTON,
Hertfordshire, SG8 5AG
£895 pcm

country
properties

One double bedroom first floor apartment is ideal for commuters, located opposite the train station and within walking distance of local amenities. The property has one allocated parking space and visitor parking. Available early January. EPC Rating C. Council Tax Band B. Holding Fee £206.54. Deposit £1032.69.

- One bedroom
- Allocated parking
- Council Tax Band – B
- EPC Rating C
- Holding Fee £206.54
- Deposit £1,032.69

Communal Entrance

Large storage cupboard ideal for storing bike/pram etc.

First Floor

Entrance Hall

9' 3" x 5' 0" (2.82m x 1.52m)

Carpeted. Storage cupboard housing water tank. Storage heater.

Bathroom

6' 9" x 6' 7" (2.06m x 2.01m)

Bath with shower over. Wash hand basin. Low level WC. Vinyl flooring.

Bedroom

11' 10" x 9' 10" (3.61m x 3.00m)

Carpeted. Window to rear. Storage heater. Built-in double wardrobe.

Lounge

15' 9" x 10' 4" (4.80m x 3.15m)

Carpeted. Wall heater. Electric fireplace. Corner window.

Kitchen

8' 0" x 5' 4" (2.44m x 1.63m)

Fully fitted kitchen. Freestanding fridge, washing machine, oven and hob with extractor over. Vinyl flooring.



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 terminate 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(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

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