



30, Scott Close

Royston,
Hertfordshire, SG8 5ST
£1,100 pcm

country
properties

Two bedroom top floor apartment comprising of entrance hall, lounge, kitchen, two bedrooms and bathroom. Available late March. EPC Rating D. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23.

- Two Bedrooms
- Available Late March
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Bedroom One

Vinyl flooring. UPVC double glazed window to front. Two built in wardrobes. Electric heater. Decorative heater.

Bedroom Two

Carpeted. UPVC double glazed window to front.

Wooden door to:

Entrance Hall

Vinyl flooring. Door entry phone system. Loft hatch (NOT TO BE USED). Smoke alarm. Wooden door to airing cupboard housing water tank with shelving. Wooden door to:

Bathroom

Vinyl flooring. Wooden skirting boards. Low level W.C. Bath with shower over. Ceiling mounted extractor fan. Wooden door to:

Lounge

Vinyl flooring. UPVC double glazed window to rear and to side. Electric heater. Decorative heater.

Kitchen

Vinyl flooring. UPVC double glazed window to rear. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Free standing washing machine. Free standing fridge. Free standing freezer. Wooden door to storage area



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/

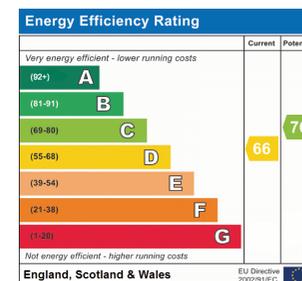
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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