



King James Way, Royston, Hertfordshire, SG8 7EF

RENT: £995 pcm **DEPOSIT:** £1145 **AVAILABLE:** Available Now **EPC RATING:** C **COUNCIL TAX:** B

Unfurnished ground floor apartment in a two storey building with access to private garden. Level walking distance to Royston town centre and mainline train station. Communal carpark.

Wooden obscure glazed front door to:

ENTRANCE HALL: Pendant light. Smoke alarm. Two storage cupboards with shelving. Carpet. Doors to:

LOUNGE: uPVC window to front. Two light fixtures. Curtain rail. Radiator. Carpets. Telephone and television aerial points. Door to:

KITCHEN: uPVC window to front. A range of fitted wall and base units. Stainless steel drainer sink unit with mixer tap. Wall mounted gas fired combi boiler. Washing machine. Electric oven with electric hob and extractor hood over. Fridge/freezer. Radiator. Vinyl flooring.

BEDROOM ONE: uPVC window to rear. Pendant light. Double wardrobe with hanging rail. Radiator. Carpet.

BEDROOM TWO: uPVC window to rear. uPVC patio door to rear. Light fixture. Single wardrobe with hanging rail. Radiator. Carpet.

BATHROOM: Walk in shower cubicle with electric shower and fully tiled walls. Low level toilet. Pedestal wash hand basin with mixer tap and mirror over. Mirrored cabinet. Extractor fan. Light fixture. Vinyl flooring.

GARDEN: Laid mainly to patio. Tree and shrub borders. Rotary washing line.

AGENTS NOTES: No students, professionals accepted, and government benefits considered on application and subject to a guarantor. Smoking not permitted.

Energy performance rating C. Council tax band B.

Please note that the tenant is responsible for all utility bills and council tax.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.