



Chambers Lodge

21, Chambers Way, Biggleswade,
Bedfordshire, SG18 8ES

£1,050 pcm

Two bedroom First Floor Apartment is situated close to local amenities and within walking distance of the Train Station. The property offers entrance hall, lounge, fitted kitchen, en-suite, family bathroom and allocated parking for 1 car. 12 month tenancy. Sorry no pets are permitted. Available now. EPC Rating D. Council tax band B.

- Two Bedroom First Floor Apartment
- Allocated Parking Space
- Available Now
- Council Tax Band B
- EPC Rating D
- Close To Local Amenities

Ground Floor

Main Entrance

Entry phone. Stairs rising to first floor.

First Floor

Entrance Hall

Wood effect flooring. Intercom entry system. Fuse box. Electric heater. Door to storage cupboard. Doors to:-

Bathroom

Modern white 3 piece suite comprising of panelled bath with wall mounted hand-held shower attachment. Low level WC. Pedestal wash hand basin. Tiled effect flooring. Tiling to half height. White electric heated towel rail. Door to airing cupboard with shelving and tank.

Lounge

17' 1" including door recess x 10' 6" (5.21m x 3.20m)

Upvc double glazed window to rear. TV and telephone points. 2 ceiling light points. Electric heater.

Kitchen

8' 5" x 6' 11" (2.57m x 2.11m)

Fitted with wall, base and drawer units with work surfaces over. Under unit lighting and contrasting tiling behind. 1 1 / 2 bowl stainless steel sink unit with single drainer and mixer tap. Tiled splash backs. Built-in electric oven and hob with stainless steel chimney hood over. Slim line dishwasher. Washer/dryer. Space for fridge/freezer. Wood effect flooring. Upvc double glazed window to side.

Bedroom One

16' incl door recess x 10' 2" max (4.88m x 3.10m)

Upvc double glazed window to front. Electric heater. Door to:-

En-Suite

Modern white 3 piece suite comprising of fully tiled shower cubicle with shower over. Low level WC. Pedestal wash hand basin. Wall mounted white electric towel rail. Tiled splash back areas. Tiled effect flooring. Frosted Upvc double glazed window to side.



Bedroom Two

12' 4" including door recess, narrowing to 9'7" x 10' 11" (3.76m x 3.33m)
Upvc double glazed window to front. Electric heater.

Outside

Parking

Allocated off road parking for 1 car.

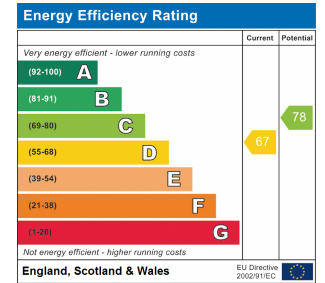
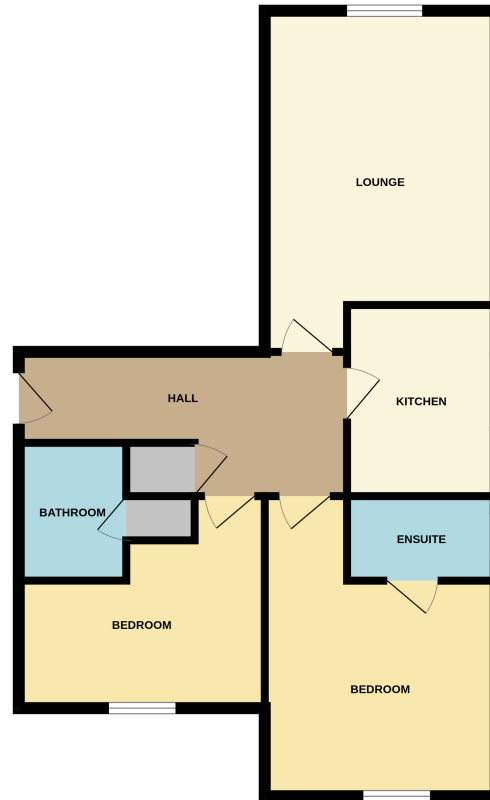
Agency Fees

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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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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