



Walker Mead, Biggleswade, Bedfordshire. SG18 8GW

Satchells



2 Bedroom Coach House

£1,275 pcm

Additional charges may apply

This two bedroom coach house is situated on the highly desirable Kings Reach estate and boasts noteworthy features such as open plan living with a modern kitchen, spacious lounge and en-suite to principal bedroom. Further benefits include an allocated parking space and garage.

Available from the beginning of February, call now to avoid missing out.

- Two bedroom coach house
- Modern fitted kitchen
- Kings Reach development
- Garage to rear
- Allocated parking space
- En-suite to principal bedroom
- Spacious living
- Available beginning of February
- No pets allowed
- EPC rating B. Council tax band B

This two bedroom coach house has a great modern feel offering spacious accommodation throughout. Situated on the highly desirable Kings Reach estate, this property boasts noteworthy features such as open plan living with a modern kitchen and spacious lounge, en-suite to principal bedroom and built in wardrobes in both bedrooms. To the exterior, this property further benefits from an allocated parking space and garage. Available at the beginning of February.

Located on the popular Kings Reach estate, you are only a short walk from a parade of shops including a Sainsbury's Local, coffee house and food takeaway stores. You will also find a Busy Bees nursery on the estate and are within walking distance to the local train station.

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £310.68. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £1,242.72. For more information, please contact the office.

Agents Note:

Draft particulars yet to be approved and may be subject to change.

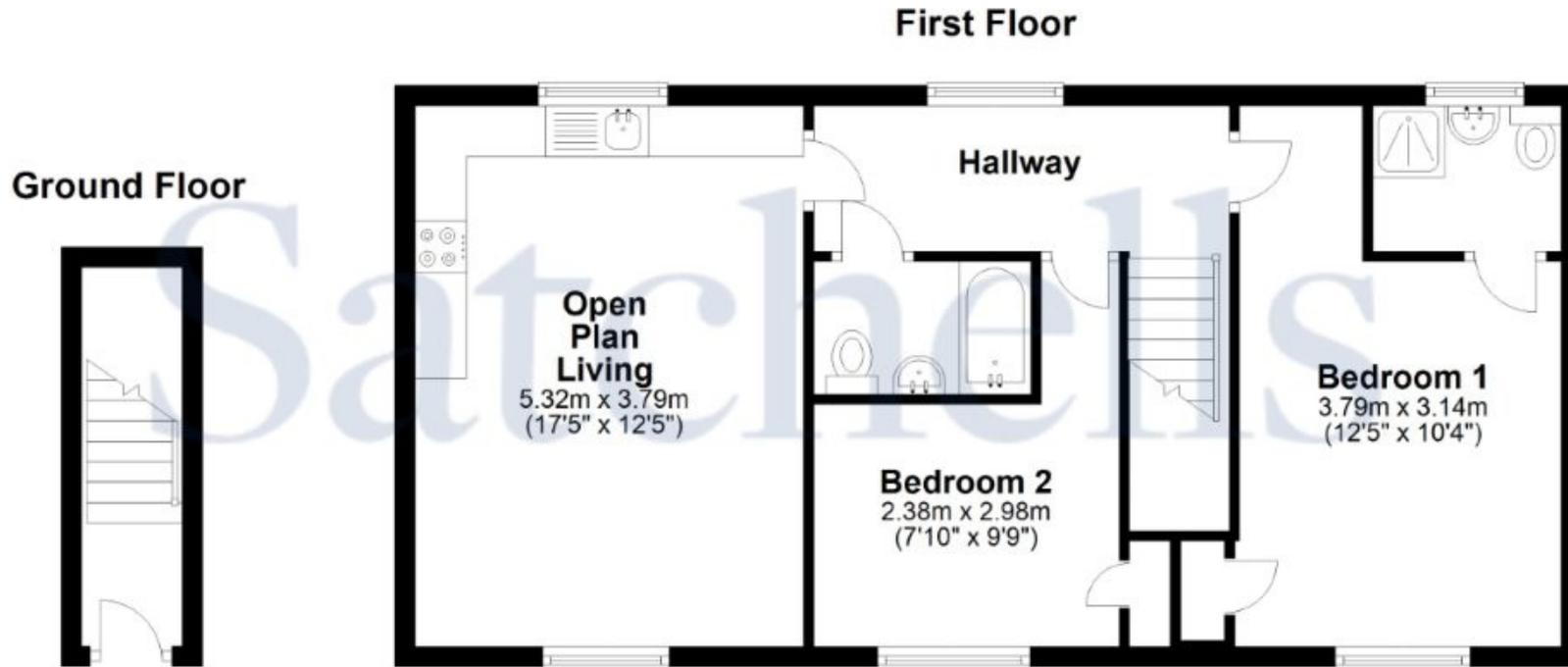
Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to let, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.
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