



# 10, Dilley Croft

Biggleswade,  
Bedfordshire, SG18 8BF  
£1,100 pcm



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LETTING AGENT



This two bedroom ground floor apartment comprising of entrance hall, lounge, kitchen, two bedrooms, bathroom and one allocated parking space situated within walking distance of the town centre and train station. Available early March. EPC TBC. Council Tax Band B. Holding fee £253.85. Deposit £1,269.23.

- Ground Floor Apartment
- Two Bedrooms
- One Allocated Parking Space
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

## Ground Floor

### Entrance

Panelled entrance door to:-

### Entrance Hall

Radiator. Fitted cloaks cupboard. Doors to:-

### Lounge

9' 4" x 13' 4" (2.84m x 4.06m)

uPVC double glazed bay window to front. TV and telephone point. 2 radiators.

### Kitchen

8' 5" x 7' (2.57m x 2.13m)

With a range of wall and floor units. Single bowl sink unit. Tiled floor and splash backs. Wall mounted boiler. Radiator. Integrated gas hob and electric oven. Space for washing machine and fridge. uPVC double glazed window to front.

### Bedroom One

10' 7" x 10' 8" (3.23m x 3.25m)

uPVC double glazed window to rear. Radiator. TV point.

### Bedroom Two

10' 9" x 7' 5" (3.28m x 2.26m)

uPVC double glazed window to rear. Radiator.

### Bathroom

Three piece white suite comprising bath with shower over, pedestal wash hand basin and close coupled WC. Tiled floor. Extractor fan. Ladder style radiator. uPVC double glazed window to side. Shaver point.

### Outside

### Parking

Allocated parking for one 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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## Viewing by appointment only

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