



1 Sandpiper Court

High Street, Sandy,
Bedfordshire, SG19 1AG
£1,100 pcm

country
properties

A two bedroom property located in the town centre comprising of entrance hall, lounge, kitchen, two bedroom, bathroom and two parking spaces. Available immediately. EPC Rating D. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23.

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Wooden Front Door into:-

Entrance Hall

Wooden flooring. Wooden skirting boards. Radiator. Wall mounted fuse box. Wooden shoe storage. Wooden coat hooks.

Lounge

Wooden flooring. Wooden skirting boards. Two radiators. Stairs rising to first floor. UPVC double glazed window to front aspect. UPVC double glazed window to rear aspect. Smoke alarm. Heating control thermostat. TV aerial point. BT open reach socket.

Kitchen

Hard flooring. Wooden skirting boards. Wooden door to rear. Wooden window to rear aspect. Radiator. Wall and base units with work surfaces over. Stainless steel sink. Built in oven and hob with extractor over. Space for washing machine. Space for under counter fridge. Wall mounted gas boiler.

Stairs and Landing

Wooden stairs. Carpeted in landing area. Wooden skirting boards. Wooden window to rear aspect. Loft Hatch (Not To Be Used). Wooden door opening into airing cupboard housing hot water tank and fitted shelving. Smoke alarm.

Bedroom One

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator.

Bedroom Two

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

Bathroom

Wooden flooring. Wooden skirting boards. Radiator. Wooden obscured window to rear aspect. Bath with shower over. Low level WC. Wash hand basin.

External

Wooden gate leading to front access. Patio area with pathway leading to door. Gravel area. Outside light.

Two parking spaces are available for use.



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/

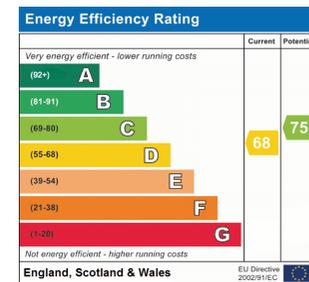
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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www.country-properties.co.uk

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