

This two bedroom First Floor Apartment is located along Kitelands Road in Biggleswade, within walking distance to town centre and train station. Offering open plan lounge/kitchen/diner, two bedrooms, family bathroom and off road parking for two cars. Sorry no pets permitted. EPC Rating D. Council Tax Band B. Available mid June. Holding Fee £252.69. Deposit £1,263.46.

- First Floor Apartment
- Council Tax Band B
- EPC Rating D
- Parking for Two Cars
- Holding Fee £252.69
- Deposit £1,263.46

First Floor

Entrance Hall

Door to side aspect. Fuse box. Electric radiator.

Bedroom One

11' 7" x 9' 3" (3.53m x 2.82m) $\,\check{}\,\,$ Upvc double glazed window to front aspect. Electric radiator.

Bedroom Two

14' 1" x 7' 8" (4.29m x 2.34m) Two Upvc double glazed windows to front aspect. Electric radiator.

Lounge/Kitchen/Diner

17' 5" narrowing to 12' 11 " x 15' 2" (5.31m x 4.62m) Modern kitchen fitted with eye and base level units with roll top work surfaces over. Built in electric oven. Sink and drainer unit. Ceramic tiled floor and ceramic tiled splash backs. Plumbing for washing machine. Space for fridge freezer. Inset spot lights. Extractor fan. Two electric radiators. Two Upvc double glazed windows to rear aspect.

Family Bathroom

Modern white three piece suite comprising of panelled bath with ceramic tiled splash back wall and shower attachment over. Upright heated towel rail. Low level W.C. Wash hand basin with ceramic tiled splash back. Extractor fan. Upvc double glazed frosted window to rear aspect. Ceramic tiled floor.

Outside

Parking

Two allocated parking spaces.







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 reletting 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. Redman Stewart Itd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.

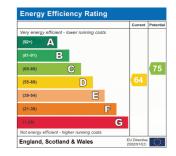












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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