



18 Chambers Lodge

Chambers Way, Biggleswade,
Bedfordshire, SG18 8ES
£1,050 pcm

country
properties

A two bedroom first floor flat located close to amenities. Comprising of large hallway, bathroom, kitchen, lounge, two bedrooms with an en-suite to the master bedroom and one allocated parking space. Available early April. EPC Rating E. Council Tax Band B.

- TWO BEDROOMS
- ALLOCATED PARKING
- CENTRALLY LOCATED
- Available Early April
- EPC Rating E
- Council Tax Band B

Ground Floor

Communal Entrance

Entry phone. Stairs rising to first floor. Door to flat.

First Floor

Entrance

Entry phone. Electric heater. Large storage cupboard. Fuse box. Smoke alarm. Loft hatch (Not to be used).

Bathroom

White panelled bath with wall mounted shower attachment. Wash hand basin. WC. Wooden door to airing cupboard housing hot water cylinder with shelf. Ceiling mounted extractor fan. Shaver socket.

Kitchen

Range of fitted cupboards. Built in dishwasher, cooker and hob. Freestanding fridge freezer and washing machine. Tiled flooring. Stainless steel sink and drainer. UPVC double glazed window.

Lounge

17' 1" x 10' 5" (5.21m x 3.18m)

Electric heated. UPVC double glazed window.

Bedroom One

11' 3" x 10' 1" (3.43m x 3.07m)

Built in wardrobes. Electric heater. UPVC double glazed window.

En-Suite

Shower cubicle. Wash hand basin. WC. Heated towel rail. Underfloor heating. Obscured UPVC double glazed window. Ceiling mounted extractor fan. Shaver socket.

Bedroom Two

10' 9" x 9' 6" (3.28m x 2.90m)

Built in wardrobes. Electric heater. UPVC double glazed window.

Outside

Parking

One allocated parking space.



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/

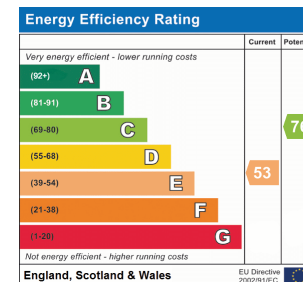
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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

Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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