



BRITISH  
PROPERTY  
AWARDS  
2022 - 2023

GOLD WINNER

LETTING AGENCY  
IN BIGGLESWADE

# Flat 4 Dilley Croft, London Road

Biggleswade,  
Bedfordshire, SG18 8BF  
£1,125 pcm

country  
properties



A two bedroom first floor apartment is situated within walking distance of the town centre and train station. The property benefits from a lounge/diner, kitchen, two bedrooms, bathroom and allocated parking for two cars. Available mid November. EPC Rating C. Council Tax Band B. Holding Fee £259.62. Deposit £1,298.08.

- First Floor Two Bedroom Apartment
- Close To Local Amenities
- EPC Rating C
- Council Tax Band B
- Holding Fee £259.62
- Deposit £1,298.08

### Entrance Hall

Two storage cupboards. Radiator. Entry phone. Loft hatch (NOT TO BE USED). Smoke alarm. Doors to:

### Bathroom

7' 10" x 7' 7" (2.39m x 2.31m)

Panelled bath with wall mounted shower attachment. Pedestal wash hand basin. Low level W.C. Heated towel rail. Tiled floor. Tiling to splash areas.

### Lounge

15' 7" x 11' 2" (4.75m x 3.40m)

Bay window to front. TV point. Phone point. Two radiators. Door to kitchen.

### Kitchen

7' 10" x 7' 7" (2.39m x 2.31m)

Window to front. Boiler. Tiled floor. Space for fridge/freezer. Built in stainless steel oven and gas hob. Space and plumbing for washing machine. Range of wall and base units and drawers. Tiled floor.

### Bedroom One

Window to rear. Built in Wardrobes. Radiator.

### Bedroom Two

7' 9" x 7' 3" (2.36m x 2.21m)

Window to rear. Radiator.

### Outside

Two allocated parking space



## Agency Fees

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/

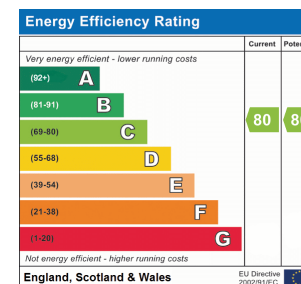
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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