



# The George Court

Flat 1, Station Road, Biggleswade,  
Bedfordshire, SG18 8AJ

£925 pcm

country  
properties



A one bedroom ground floor apartment comprising of entrance hall, lounge, bathroom, kitchen, one bedroom, communal garden and one allocated parking space with the addition of visitors parking. Sorry pets are not permitted at the property. Available mid/late August. EPC rating D. Council Tax Band A. Holding fee £213.40. Deposit £1,067.31.

- One Bedroom Ground Floor Apartment
- Available Mid/Late August
- EPC Rating D
- Council Tax Band A
- Holding Fee £213.40
- Deposit £1,067.31

UPVC Double Glazed Front Door into:-

#### Entrance Hall

Wooden flooring. Wooden skirting board. Wooden door into storage cupboard. Wooden doors to all rooms.

#### Lounge

Wooden flooring. Wooden skirting boards. UPVC double glazed window. Venitian blind. Plug in electric heater.

#### Bathroom

Wooden flooring. Wooden skirting boards. WC. Wash hand basin with vanity unit. Bath with electric shower. Wall mounted heated towel radiator. Wall mounted extractor fan. Wall mounted medicine cabinet with light.

#### Kitchen

Wooden flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Built in microwave. Space for washing machine. Space for under counter fridge. Integrated under counter fridge. UPVC double glazed window. Venitian blind. Wooden door to storage cupboard housing hot water tank. Wall mounted electric heater.

#### Bedroom

Carpeted. Wooden skirting boards. UPVC double glazed window. Venitian blind. Wall mounted electric heater. Wall mounted fuse box.

#### Communal Garden

Communal garden and washing lines.

#### External

Front: One allocated parking space and additional visitor parking.





## 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.

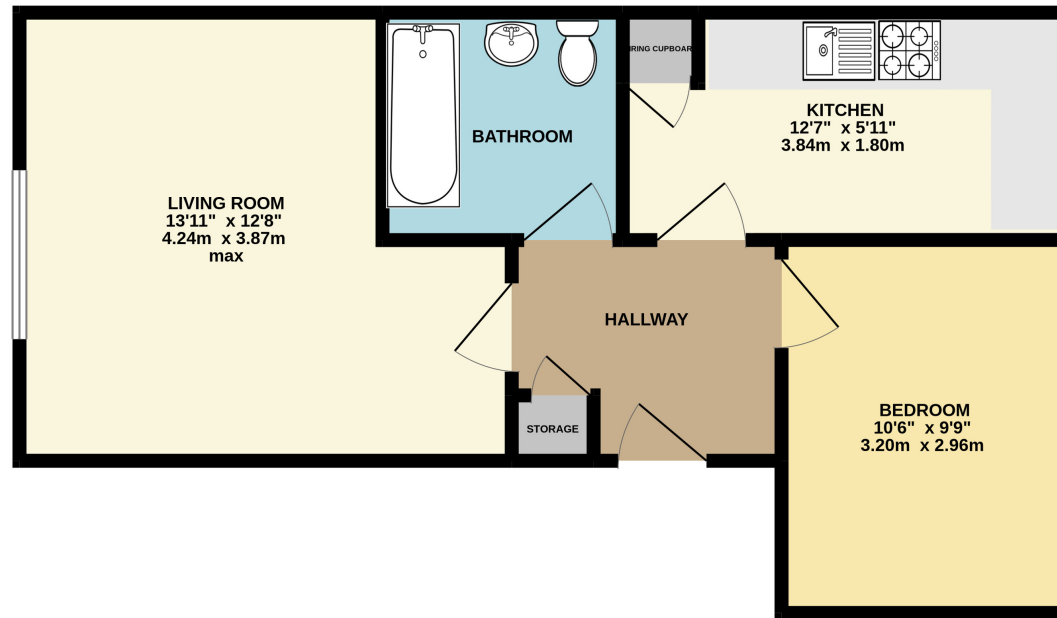
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	75
	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 421 sq.ft. (39.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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