



12 Burgoyne Court, Willow Road

Potton,
Bedfordshire, SG19 2PH
£650 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

This second floor one double bedroom apartment has the benefit of allocated parking space, lounge, kitchen and bathroom. There are fitted wardrobes to the bedroom. No pets/non smokers. 12 month tenancy with a 6 month break clause. Available mid March 2023.

- SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- LOUNGE
- KITCHEN
- BATHROOM
- PARKING
- 12 MONTH TENANCY WITH 6 MONTH BREAK CLAUSE
- NO PETS/NON SMOKERS
- AVAILABLE MID MARCH 2023

Second Floor

Front Door Into:-

Entrance Hall

Intercom system. Doors to:-

Bedroom

9' 2" to front of wardrobe x 8' 1" (2.79m x 2.46m)
Electric panel heater. Built-in wardrobe with mirrored sliding door. Telephone point. Double glazed window to rear.

Lounge

12' 10" x 11' 5" (3.91m x 3.48m)
Storage heater. Double glazed bay window to rear.
Opening to:-

Kitchen

8' 10" x 5' 4" (2.69m x 1.63m)
Wall and base units with work surfaces over. Sink and drainer unit with mixer tap. Built-in electric oven and hob. Washing machine. Fridge/freezer. Double glazed window to front.

Bathroom

Panelled bath with mixer tap and shower attachment over. Inset basin. Low level WC. Extractor fan. Airing cupboard. Frosted double glazed window to front.

Outside

Allocated parking space. Communal gardens.



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/

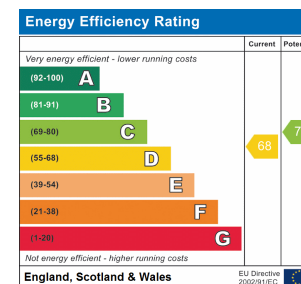
Variation of contract at the tenant's request - £50.00 (inc. VAT) per agreed variation.

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 terminate 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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