



50, Sanger Avenue

Biggleswade,
Bedfordshire, SG18 8FY
£1,200 pcm

country
properties

This two bedroom second floor apartment is situated on the popular Kings Reach development in Biggleswade. The property offers entrance hall, open plan lounge/kitchen including white goods, two bedrooms, en-suite, bathroom, communal gardens and one allocated parking space. Available mid April. EPC Rating TBC. Council Tax Band B. Holding fee £276.92. Deposit £1,384.62.

- Two Bedroom Second Floor Apartment
- Allocated Parking Space
- Communal Garden
- Council Tax Band B
- Holding Fee £276.92
- Deposit £1,384.62

Second Floor

Front Door Into:-

Entrance Hall

Upvc double glazed window to rear. Radiator. Fuse box. Intercom system. Storage cupboard with hanging rail and housing boiler. Doors to:-

Open Plan Lounge/Kitchen

17' 7" x 16' 11" (5.36m x 5.16m)

Lounge Area:-

Two Upvc double glazed sash windows to front. 2 radiators. Telephone point. Carpeted.

Kitchen Area:-

Wall, base and drawer units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Space for dishwasher. Space for washing machine. Space for fridge/freezer. Integrated fan assisted oven, hob and extractor hood over.

Bedroom One

12' 0" narrowing to 8' 4" x 11' 5" (3.66m x 3.48m)

Fitted wardrobe with sliding mirrored door.

Radiator. Upvc double glazed window to rear. Door to:-

En-Suite

Fully tiled shower cubicle with shower over. Low level WC. Pedestal wash hand basin. Shaver point. Heated towel rail. Inset lighting.

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)

Double wardrobe with part mirrored sliding doors.

Radiator. Upvc double glazed sash window to front.

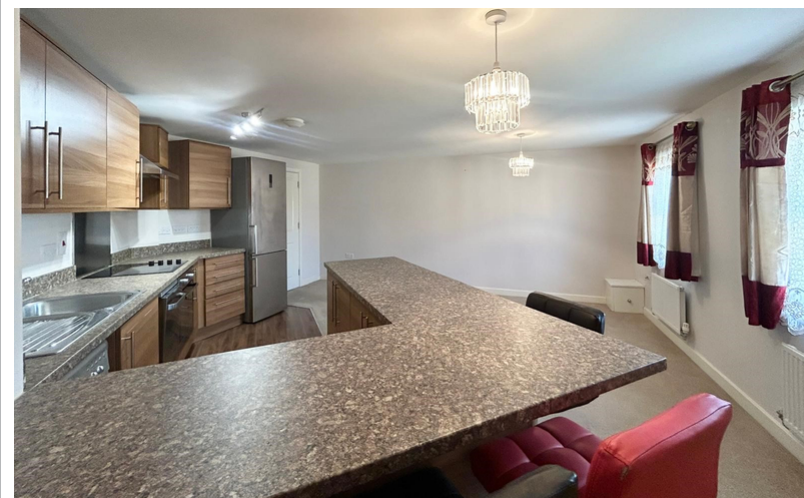
Bathroom

Panelled bath with mixer tap, fully tiled splash back and shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset lighting. Frosted Upvc double glazed window to front.

Outside

Parking & Garden

One allocated parking space. Communal garden.



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/

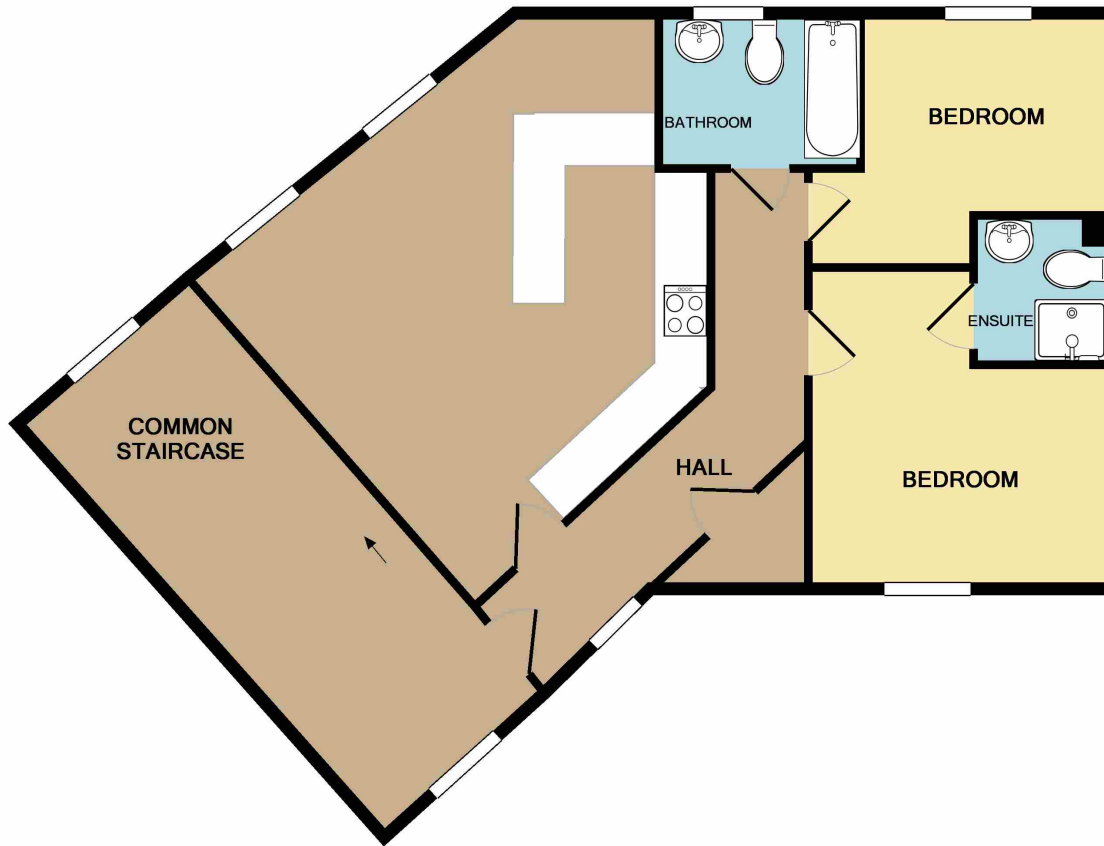
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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