



# 19, Dilley Croft

Biggleswade,  
Bedfordshire, SG18 8BF  
£1,100 pcm

country  
properties



A First Floor Apartment In Convenient Location. Property comprises of entrance hall, lounge, kitchen, two bedrooms, communal gardens and one allocated parking. Available mid November. EPC Rating C. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23.

- Two Bedroom Apartment
- Close To Amenities
- EPC Rating C
- Council Tax band B
- Holding Fee £253.85
- Deposit £1,269.23

### Entrance

Security phone to communal entrance door. Panelled entrance door to

### Entrance Hall

Spy hole to panelled entrance door. Wall mounted security entry phone and alarm panel. Radiator. Fitted cloak cupboard. Doors to

### Lounge

15' 8" x 11' 5" (4.78m x 3.48m)  
Double glazed bay window to front. TV and telephone point. Two radiators.

### Kitchen

8' 5" x 7' (2.57m x 2.13m)  
With a range of wall and floor units. Single bowl sink unit. Tiled floor and splash backs. Wall mounted boiler. Radiator. Integrated gas hob and electric oven. Space for washing machine and fridge. Double glazed window to front.

### Bedroom Two

10' 9" x 7' 5" (3.28m x 2.26m) MAX  
Double glazed window to rear. Radiator.

### Bedroom One

10' 7" x 10' 8" (3.23m x 3.25m)  
Double glazed window to rear. Radiator. TV point.

### Bathroom

Three piece white suite comprising bath with shower over, pedestal wash hand basin and close coupled WC. Tiled floor. Extractor fan. Ladder style radiator. Double glazed window to side. Shaver point.

### Externally

One allocated parking and communal garden.



## 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/

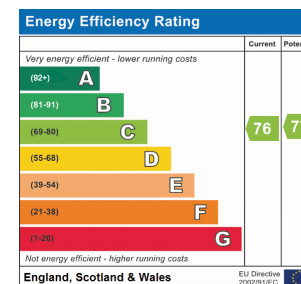
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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