



# 3, Ripon Court

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

country  
properties

This two bedroom cluster home is situated in a popular location within easy reach of town centre and train station. Property briefly comprises of lounge/dining room, kitchen, two bedrooms, family bathroom and allocated parking. Available early September. Council Tax Band B. EPC Rating D. Holding Fee £253.84. Deposit £1,269.23.

- TWO BEDROOMS
- WITHIN EASY REACH OF TOWN CENTRE & TRAIN STATION
- Council Tax Band B
- EPC rating D
- Holding Fee £253.84
- Deposit £1,269.23

## Ground Floor

### Entrance Hall

Upvc double glazed door. Storage cupboard housing wall mounted gas fired combi boiler. Under stairs storage cupboard. Fuse box. Door to:-

### Lounge/Dining Room

15' 1" into bay x 11' 8" (4.60m x 3.56m)

Upvc double glazed bay window to front aspect. Radiator. Stairs rising to first floor accommodation. Coving to ceiling. Door to:-

### Kitchen

11' 8" x 6' 6" (3.56m x 1.98m)

Fitted with eye and base level units with work surface over. Sink and drainer unit with mixer tap. Washing machine. Electric cooker with extractor over. Ceramic tiled walls. Radiator. Small ridge freezer. Upvc double glazed window.

## First Floor

### Landing

### Bedroom One

11' 9" x 8' 6" (3.58m x 2.59m)

Upvc double glazed window. Radiator.

### Bedroom Two

11' 9" x 6' 7" (3.58m x 2.01m)

Upvc double glazed window. Radiator.

### Family Bathroom

White three piece suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Wash hand basin. Ceramic tiled walls. Radiator. Upvc frosted double glazed window.

## Outside

### Open Plan Front Garden

Laid to lawn with shrubs surrounding. Concrete pathway leading to front entrance. Storm porch over front entrance. Outside storage cupboard housing metres.



## 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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## Viewing by appointment only

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