



83b, High Street

Biggleswade,
Bedfordshire, SG18 0LA
£700 pcm

country
properties

A studio flat in the centre of Biggleswade town. The property offers a fitted kitchen, lounge/bedroom, bathroom and separate WC. Please note this property does not have any parking and is situated on a working yard. Sorry pets are not permitted. Available early November. EPC Rating E. Council Tax Band A. Holding Fee £161.54. Deposit £807.69.

- Studio Flat
- Available late July
- EPC Rating E
- Council Tax Band A
- Holding Fee £161.54
- Deposit £807.69

WC

2' 11" x 4' 06" (0.89m x 1.37m)
Low level WC. Vinyl flooring. Wooden window.
Wooden skirting boards. Wooden door.

Bathroom

8' 11" x 7' 01" (2.72m x 2.16m) narrowing to 4' 10" x 3' 06"
Tiled flooring. Wooden sash window with secondary glazing. Shower cubicle. Wash hand basin with vanity unit. Space for washing machine with work surface over. Wall mounted heated towel rail. Wooden door into cupboard housing water tank with storage.

Ground Floor

Entrance

Wooden door into:

Lounge/ Bedroom

15' 09" x 12' 08" (4.80m x 3.86m) narrowing to 10' 08" x 12' 08"

Carpeted. Wooden skirting boards. Wooden sash windows with secondary glazing. Smoke alarm. Fireplace blocked off. Electric heater. Second fixed window. Fuse box. Wooden door into:

Kitchen

9' 03" x 12' 09" (2.82m x 3.89m)
Carpeted. Electric heater. Wooden window. Wooden sash style window with secondary glazing. Wall and base units with work surface over. Stainless steel 1 1/2 bowl sink. Breakfast bar. Freestanding electric oven and hob with extractor over. Wooden skirting boards.

Inner Hallway

Carpet. Wooden door into:



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/

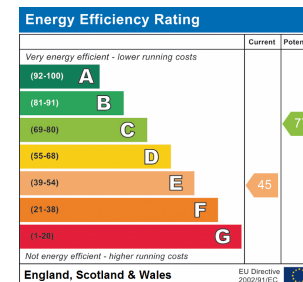
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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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