



7, Saturn Way

Biggleswade,
Bedfordshire, SG18 8FF

£1,200 pcm

country
properties

Two double bedroom first floor apartment located on the popular Kings Reach Development. Comprising of entrance hall, lounge/dining room, kitchen, two double bedrooms, family bathroom, balcony, allocated parking space, communal refuse and bicycle storage areas. Just a short distance from the Central Square with amenities and within walking distance of the Town Centre and Train Station. Available now. Sorry no pets are permitted. EPC Rating C. Council Tax Band B. Holding fee £276.92. Deposit £1,384.62.

Entrance Hall

17' 10" x 4' 07" (5.44m x 1.40m) Wooden skirting boards. Wooden flooring. Radiator. Smoke alarm. Fusebox. Built in shoe storage cupboard. Wooden door to storage cupboard housing hot water tank. Wooden door into storage cupboard with fitted shelves. Heating control thermostat. Communal door entry system.

Bathroom

6' 05" x 7' 0" (1.96m x 2.13m) Tiled flooring. Wooden skirting boards. UPVC double glazed obscured to rear. Low level WC. Wash hand basin. Bath with shower over. Wall mounted heated towel radiator. Shavers socket. Ceiling mounted extractor fan. Wall mounted medicine cabinet.

Bedroom Two

13' 08" x 7' 0" (4.17m x 2.13m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear. Telephone socket. TV aerial point.

Lounge

15' 04" x 11' 09" (4.67m x 3.58m) Wooden flooring. Wooden skirting boards. Radiator x2. UPVC double glazed window to front. UPVC double glazed door to balcony. Multi point telephone and TV socket.

Kitchen

7' 0" x 11' 02" (2.13m x 3.40m) Wooden flooring. Wooden skirting boards. UPVC double glazed window to rear. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in oven and gas hob with extractor over. Freestanding washing machine. Freestanding dishwasher. Freestanding fridge freezer. Wall mounted gas boiler. Smoke alarm. Carbon monoxide alarm. Heating and hot water control panel.



Bedroom One

10' 09" x 14' 05" NT 5'11" (3.28m x 4.39m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed to front. Telephone socket. TV aerial point. Double wooden doors to built in wardrobe. Loft hatch (NOT TO BE USED).

Outside

Balcony. One allocated parking space.

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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