



5, Dilley Croft

Biggleswade,
Bedfordshire, SG18 8BF
£900 pcm

country
properties

This well presented one double bedroom first floor flat with allocated parking is situated close to town centre and train station. Secured entrance, lounge/diner, kitchen area, double bedroom and family bathroom. Available Early October. EPC Rating C. Council Tax Band A. Holding Fee £207.69. Deposit £1,038.46.

- ONE DOUBLE BEDROOM
- CLOSE TO TOWN CENTRE & TRAIN STATION
- Council Tax Band A
- EPC Rating C
- Holding Fee £207.69
- Deposit £1038.46

First Floor

Entrance Hall

Door to front aspect. Radiator. Two built-in storage cupboards. Loft hatch.

Bedroom

10' 10" x 10' 0" (3.30m x 3.05m)
uPVC double glazed window to side aspect.
Radiator. Built-in double wardrobe. Built-in storage cupboard.

Lounge/Diner

15' 6" x 11' 1" (4.72m x 3.38m)
uPVC double glazed bay window to front aspect.
Two radiators.

Kitchen

7' 10" x 7' 7" (2.39m x 2.31m)
Fitted with eye and base level units with roll top work surfaces over. Built-in gas hob with extractor over. Built-in electric oven. Plumbing for washing machine. Space for fridge freezer. Sink and drainer unit. Wall mounted gas fired combi boiler. Ceramic tiled splash back walls and floor. Inset spot lights. uPVC double glazed window to front aspect.

Family Bathroom

White three piece suite comprising of panelled bath with shower attachment over, ceramic tiled splash back walls and glass splash screen. Low level WC. Wash hand basin with ceramic tiled splash back. Ceramic tiled floor. Inset spot lights. Upright heated towel rail. Extractor fan.

Outside

Parking

Off road parking for one car to front.



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.

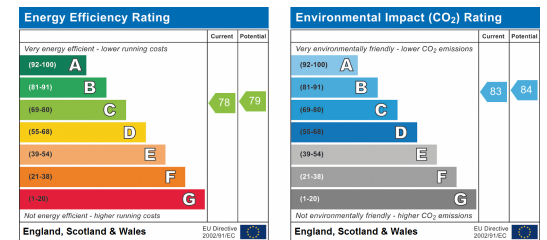
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

country
properties