



# 21, Palace Street

Biggleswade,  
Bedfordshire, SG18 8DP  
£875 pcm

country  
properties

A one bedroom detached property offering open plan accommodation, kitchen with appliances, shower room, conveniently located for train station & town centre, off road parking. Unfurnished, available now. Council Tax Band B. EPC Rating E. Holding Fee £201.92. Deposit £1,009.62.

- One Bedroom Detached Bungalow
- Close To Local Amenities
- EPC Rating E
- Council Tax Band B
- Holding Fee £201.92
- Deposit £1,009.62

## GROUND FLOOR

### Front

Double gates leading to parking and entrance door into:-

### Open Plan Living Room/Kitchen

16' 0" x 15' 0" (4.88m x 4.57m)

Lounge Area:-

Upvc double glazed sash window to rear. Vaulted ceiling. Free standing electric stove.

Kitchen Area:-

Upvc double glazed sash window to front. Base units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Fridge.

Washer/dryer. Built in electric oven and hob.

### Bedroom

9' 11" x 7' 2" (3.02m x 2.18m)

Upvc double glazed sash window to rear.

### Shower Room

Shower cubicle with electric shower over. Pedestal wash hand basin. Low level WC. Upvc frosted double glazed sash window to front.

### Outside

Double wooden gates leading to shingled parking area for one car. Shingled pathway leading to other side of property to private enclosed shingled garden. Brick built storage barn. Gated access 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.

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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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