



2, Bellevue Close

Potton, Sandy,
Bedfordshire, SG19 2DG
£775 pcm

country
properties

A one bedroom top floor flat is situated in Bellevue Close in Pottton. The property benefits from gas central heating, 14ft lounge, kitchen, family bathroom, communal gardens and communal parking. Sorry pets are not permitted. Available mid December. EPC Rating D. Council Tax Band A. Holding fee £178.85. Deposit £894.23.

- One Bedroom Top Floor Apartment
- Available Mid December
- EPC Rating D
- Council Tax Band A
- Holding Fee £178.85
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Ground Floor

Communal Entrance Door To Apartment

First Floor

Entrance Hall

Door to side aspect. Radiator. Loft hatch.

Lounge

14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed box bay window to front aspect. Radiator. Airing cupboard housing hot water tank and shelving.

Kitchen

9' 5" x 4' 11" (2.87m x 1.50m)

Fitted with eye and base level units with roll top work surface over. Electric cooker. Sink and drainer unit. Plumbing for washing machine. Gas fired boiler. Ceramic tile splash back wall. Radiator. Double glazed window to rear aspect.

Bedroom

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to front aspect. Radiator. Built in double wardrobe.

Bathroom

Three piece suite comprising of panelled bath with electric shower over. Ceramic tile splash back wall and shower curtain. Low level WC. Wash hand basin with ceramic tile splash back. Radiator. Double glazed frosted window to rear aspect.

Outside

Communal Storage Area

Double glazed frosted window to rear aspect. Ceramic tiled floor.

Communal Garden and Parking



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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Viewing by appointment only

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