



3, Park Court

Sandy,
Bedfordshire, SG19 1NP
£1,800 pcm

country
properties

A four bedroom detached property comprising of entrance hall, lounge, study, cloakroom, dining room, kitchen, en-suite to master bedroom, garage with parking for several cars and rear garden. EPC Rating C. Council Tax Band F. Google maps advise that the train station is 0.6 miles and a 13 minute walk from the property. Sorry No Pets. Available late September. Holding Fee £415.38. Deposit £2,076.92.

- Detached Property
- Four Bedrooms
- EPC Rating C
- Council Tax Band F
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- Deposit £2,076.92

Front Garden

Mainly laid to lawn. Driveway for several cars leading to garage. Mature shrubs and trees. Pathway leading to front door. Wooden gate to side access.

Entrance Hall

Wooden flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Wooden doors to all rooms.

Lounge

21' 03" x 11' 05" (6.48m x 3.48m) UPVC double glazed window to front aspect. UPVC double glazed patio doors and window to rear aspect. Two radiators. Wooden flooring. Wooden skirting boards. NTL box. TV aerial point.

Study

10' 04" x 8' 04" (3.15m x 2.54m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. Two UPVC double glazed window to rear aspect. Wooden shelving. Wooden door to cupboard. Heating and hot water control. CO alarm. NTL box. Telephone socket.

Cloakroom

Vinyl flooring. Wooden skirting boards. WC. Wash hand basin. UPVC double glazed obscured window to side aspect.

Dining Room

10' 06" x 9' 11" (3.20m x 3.02m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Serving hatch to kitchen.

Kitchen

13' 06" x 10' 10" (4.11m x 3.30m) Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Wall and base units with work surface over. Ceramic 2 1/2 bowl sink. Free standing oven, grill and hob. Freestanding washing machine. Freestanding fridge. Freestanding microwave. UPVC double glazed door to side aspect.

Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Loft hatch (Not To Be Used). Wooden door to airing cupboard housing hot water tank and shelving. Wooden doors to all rooms.

Bedroom Three

11' 06" x 10' 01" (3.51m x 3.07m) Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Fitted wardrobe. Fitted drawers,



Bathroom

6' 01" x 6' 01" (1.85m x 1.85m) Vinyl flooring. Radiator. UPVC double glazed obscured window to rear aspect. Wash hand basin. Bath. WC. Wall mounted mirror. Wall mounted medicine cabinet.

Bedroom One

13' 06" x NT 10' 07" x 10' 10" (4.11m x NT 3.23m x 3.30m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Telephone socket. Built in wardrobe with hanging rails, shelves and drawers. Wooden door to:

Ensuite

Vinyl flooring. WC. Wash hand basin with vanity unit. Shower cubicle. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator. Shaver socket. Wall mounted mirror.

Bedroom Four

11' 05" x 8' 0" (3.48m x 2.44m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Built in wardrobe. Wooden door to storage with shelving.

Bedroom Two

13' 01" x NT 11' 0" x 10' 11" (3.99m x NT 3.35m x 3.33m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Fitted wardrobes. Fitted drawers.

Rear Garden

Mainly laid to lawn. Mature shrubs and trees.

Garage

Up and over door. Concrete floor. Gas meter. Electric meter. Fuse box. Tap. Wall mounted boiler. Wooden door and windows to rear.

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.

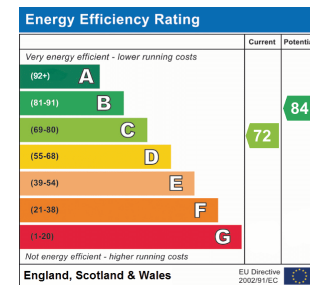
Change of sharer at the tenant's request - £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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