



# 16 Cherry Trees, Kitelands Road

Biggleswade,  
Bedfordshire, SG18 8NX  
**£1,150 pcm**

country  
properties

This two bedroom First Floor Apartment is located along Kitelands Road in Biggleswade, within walking distance to town centre and train station. Offering open plan lounge/kitchen/diner, two bedrooms, family bathroom and off road parking for two cars. Sorry no pets permitted. EPC Rating D. Council Tax Band B. Available mid June. Holding Fee £265.38. Deposit £1,326.92.

- First Floor Apartment
- Council Tax Band B
- EPC Rating D
- Holding Fee £265.38
- Deposit £1,326.92
- Parking for Two Cars

## First Floor

### Entrance Hall

Door to side aspect. Fuse box. Electric radiator.

### Bedroom One

11' 7" x 9' 3" (3.53m x 2.82m) ~

Upvc double glazed window to front aspect. Electric radiator.

### Bedroom Two

14' 1" x 7' 8" (4.29m x 2.34m)

Two Upvc double glazed windows to front aspect. Electric radiator.

### Lounge/Kitchen/Diner

17' 5" narrowing to 12' 11" x 15' 2" (5.31m x 4.62m)

Modern kitchen fitted with eye and base level units with roll top work surfaces over. Built in electric oven. Sink and drainer unit. Ceramic tiled floor and ceramic tiled splash backs. Plumbing for washing machine. Space for fridge freezer. Inset spot lights. Extractor fan. Two electric radiators. Two Upvc double glazed windows to rear aspect.

### Family Bathroom

Modern white three piece suite comprising of panelled bath with ceramic tiled splash back wall and shower attachment over. Upright heated towel rail. Low level W.C. Wash hand basin with ceramic tiled splash back. Extractor fan. Upvc double glazed frosted window to rear aspect. Ceramic tiled floor.

### Outside

### Parking

Two allocated parking spaces.



## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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