



# 55, Honeysuckle Close

Biggleswade,  
Bedfordshire, SG18 8ST  
**£1,200 pcm**

country  
properties



This newly decorated two bedroom ground floor apartment is situated on the popular Saxon Gate development within a short walk to local amenities, Biggleswade town centre and train station. This property comprises; entrance hallway, lounge, kitchen, bathroom, communal garden and two allocated parking spaces. Available late May. EPC Rating D. Council Tax Band B. Holding fee £276.92. Deposit £1,384.62.

- Ground Floor Apartment
- Two Allocated Parking Spaces
- EPC Rating D
- Council Tax Band B
- Holding Fee £276.92
- Deposit £1,384.62

## Ground Floor

### Communal Entrance

Front door into:-

### Entrance Hall

Coving to ceiling. Laminate flooring. Intercom system. Airing cupboard. Doors to:-

### Lounge

15' 1" x 12' 5" (4.60m x 3.78m)

Storage heater. Laminate flooring. Coving to ceiling. TV point. Upvc double glazed French doors onto communal garden. Opening to:-

### Kitchen

8' 3" x 7' (2.51m x 2.13m)

Wall and base level units with work surfaces over. 1 1/2 bowl stainless steel single sink and drainer unit with mixer tap. Built-in electric oven, hob and extractor hood over. Freestanding fridge/freezer and freestanding washing machine. Upvc double glazed windows.

### Bedroom One

13' 9" x 8' 8" (4.19m x 2.64m)

Storage heater. Upvc double glazed window to front. Built-in wardrobe with hanging rail and storage.

### Bedroom Two

9' 8" x 7' (2.95m x 2.13m)

Storage heater. Upvc double glazed window to front.

### Bathroom

White 3 piece suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin. Fully tiled walls. Shaver socket point. Extractor fan.

### Outside

### Parking & Communal Gardens

2 allocated parking spaces. Communal gardens.



## 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.

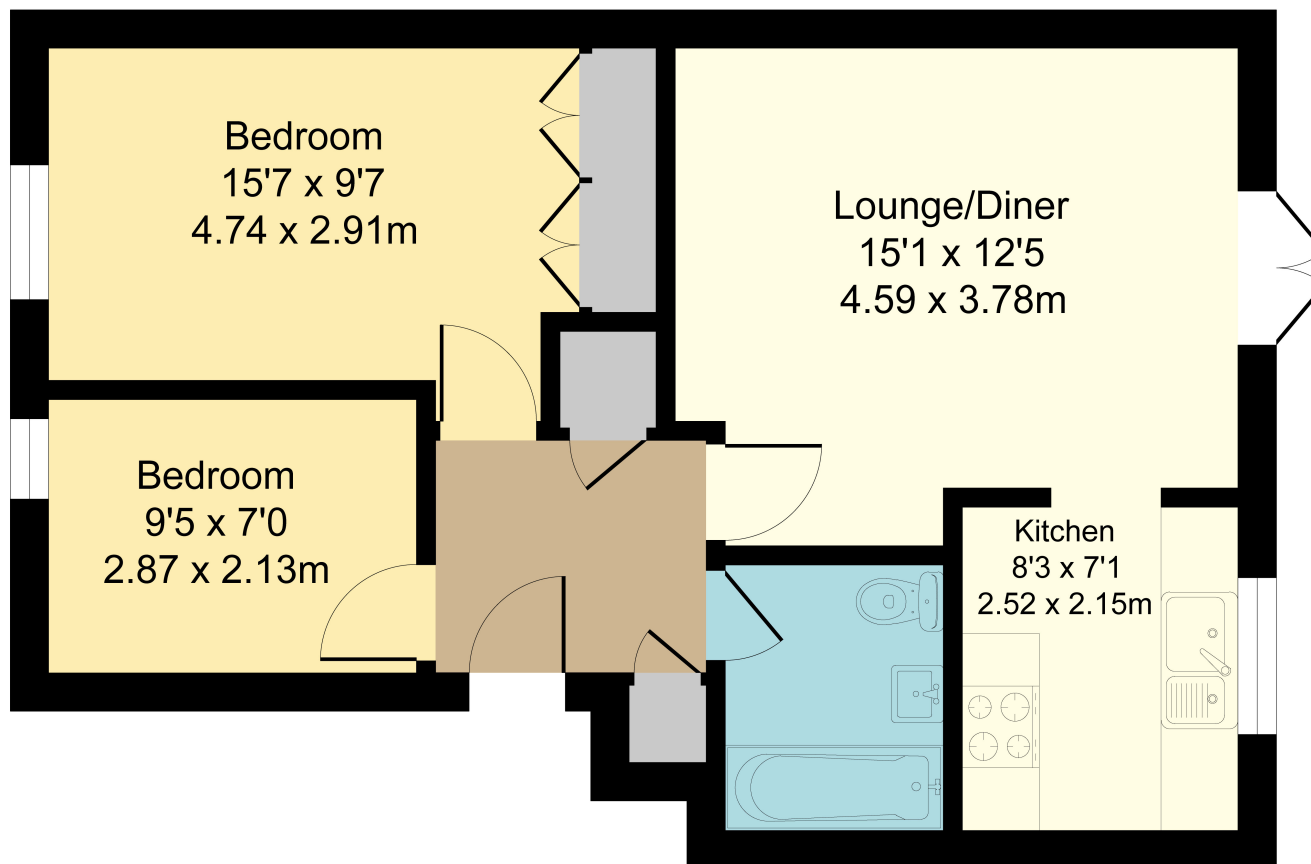
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more 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.





## 55 Honeysuckle close, Biggleswade



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	63	75
	EU Directive 2002/91/EC	

Total Area: 50.5 m<sup>2</sup> ... 544 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

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

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