



12, Dilley Croft

Biggleswade,
Bedfordshire, SG18 8BF
£1,050 pcm

country
properties

This first floor two bedroom apartment located within walking distance to town centre and train station. Property comprises of entrance hall, lounge/diner, modern kitchen, two bedrooms, alarm, security entry phone & allocated parking. Available Mid June. Council Tax Band B.

- Two Bedroom Apartment
- Close to Town Centre and Train Station
- Lounge/Diner
- One Allocated Parking Space
- Available Mid June
- Council Tax Band B

Ground Floor

Front Door Into:

Entrance
Storage cupboard housing fuse box. Stairs rising to:

First Floor

Entrance Hall:
Radiator. Door to storage cupboard with shelving and radiator. Doors to:

Lounge

Radiator. Window. TV point.

Kitchen

Integrated oven with gas hob and extractor over. A range of wall and base units with work surface over. Stainless steel single sink unit with mixer tap. Window. Tiled floor. Radiator. Space for fridge. Space for washing machine. Wall mounted boiler.

Bedroom One

Window. Radiator. TV point. Built in wardrobe with shelving and hanging rail.

Bedroom Two

Window. Radiator.

Bathroom

Tiled floor. Window. Heated towel radiator. Shave socket. Bath with shower over. Wash hand basin. Low level WC. Panelled bath.

Outside

One allocated parking space.



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

Viewing by appointment only

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