



# 1, Larkins Close

Potton, Sandy,  
Bedfordshire, SG19 2RT  
£925 pcm

country  
properties

Recently redecorated with brand new carpet! One bedroom maisonette comprising of front garden, entrance hall, bathroom, lounge, kitchen, bedroom, large rear garden and allocated parking for one vehicle. Pets welcome. Available immediately. EPC rating C. Council Tax Band A. Holding fee £213.46. Deposit £1,067.31.

- Large Rear Garden
- Pets Welcome
- EPC Rating C
- Council Tax Band A
- Holding Fee £213.46
- Deposit £1,067.31

### Front Garden

Laid to gravel with possible parking space. Fence separating neighbouring property. Pathway leading to front door. Wooden gate leading to garden. Electric and gas meter. Outside light. Allocated parking space. UPVC double glazed door into:

### Entrance Hall

Laminate flooring. Wooden skirting boards. Radiator. Loft hatch (Not To Be Used). Alarm control panel (Not To Be Used). Wall mounted fusebox.

### Bathroom

7' 08" x 4' 03" (2.34m x 1.30m)  
Tiled flooring. Wooden skirting boards. Low level WC. Wash hand basin. Bath with shower over. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator. Wall mounted medicine cabinet. Ceiling mounted extractor fan. Inset ceiling spotlights.

### Lounge

13' 10" x 11' 08" (4.22m x 3.56m)  
Laminated flooring. Wooden skirting boards. Radiator. Smoke alarm. Heating control thermostat. TV aerial point. Telephone socket. TV aerial cable. Wall mounted extractor fan.

### Kitchen

6' 02" x 7' 08" (1.88m x 2.34m)  
Tiled flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Space for washing machine. Built in fridge/freezer. Wall mounted boiler. Loft hatch (Not To Be Used). UPVC double glazed window to rear aspect. Hot water and heating programmer. Smoke alarm. Inset ceiling spotlights.

### Bedroom

8' 10" x 9' 06" (2.69m x 2.90m)  
Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. TV aerial point. Telephone socket.

### Rear Garden

Mainly laid to lawn. Pathway. Outside tap. Outside light. TV satellite dish. Mature shrubs. Plastic storage container.



## 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>	79	79
(55-68) <b>D</b>		
(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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