



Flat 13, Dilley Croft, London Road

Biggleswade,
Bedfordshire, SG18 8BF
£1,100 pcm

country
properties

This two bedroom first floor flat is situated within walking distance of the town centre and train station. Property comprises of entrance hall, lounge/diner, kitchen, two bedrooms, family bathroom and off road parking for two cars. EPC TBC. Council Tax Band B. Holding fee £253.85. Deposit £1,269.23. Available late March.

- Two Bedroom Apartment
- Close To Local Amenities
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23
- Two Allocated Parking Spaces

Front door with glazed panels to:

Entrance Lobby

Radiators, stairs up to apartment, alarm panel.

Entrance Hall

Radiator. Doors leading to:

Lounge

13' 5" x 9' 11" (4.09m x 3.02m)

Double glazed bay window. TV and telephone point.
Radiator. Door to:

Kitchen

9' 6" x 6' (2.90m x 1.83m)

With a range of fitted white wall and floor units.
Single bowl sink unit with mixer tap. Part tiled walls.
Tiled floor. Wall mounted combi boiler. Radiator.
Integrated gas hob and electric oven with
extractor over. Space for washing machine and
fridge. Double glazed window.

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)

Fitted wardrobe, two radiators, double glazed windows.

Bedroom Two

12' 1" x 7' 1" (3.68m x 2.16m)

Double glazed window. Radiator.

Bathroom

Three piece white suite comprising panelled bath with shower over. Pedestal wash hand basin with ceramic tiled splash back. Close coupled WC. Ceramic tiled floor. Extractor fan. Heated towel rail. Inset spotlights. Shaver point.

Externally

Allocated parking for one car



Agency Fee's

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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