



Burgoyne Court

Flat 35, Willow Road, Potton, Sandy,
Bedfordshire, SG19 2PH
£700 pcm

country
properties

This top floor one double bedroom apartment has the benefit of allocated parking space, lounge, kitchen and bathroom. There are fitted wardrobes to the bedroom. Available late April. Council Tax Band A. EPC Rating D.

- One Bedroom
- Top Floor Apartment
- One Allocated Parking Space
- Available Late April
- Council Tax Band A
- EPC Rating D

Wooden door to:

Entrance Hall

8' 10" x 3' 00" (2.69m x 0.91m)
Carpeted. Wooden skirting boards. Loft hatch (NOT TO BE USED). Phone entry buzzer. Fuse box. Wooden door to lounge and bedroom

Bedroom

8' 01" x 9' 00" (2.46m x 2.74m)
Carpeted. Wooden skirting boards. Wooden window. Wall mounted electric heater. Built in wardrobe with mirrored sliding door.

Lounge

14' 11" x 13' 11" (4.55m x 4.24m)
Carpeted. Wooden skirting boards. Wall mounted electric heater. Wooden bay window. Smoke alarm. BT open reach socket. TV Aerial socket. Shelving unit.

Kitchen

8' 10" x 5' 04" (2.69m x 1.63m)
Tiled flooring. Wooden skirting boards. Wooden window. Wall and base units with work surface over. Sink and drainer with mixer tap. Built in oven and hob with extractor over. Freestanding washing machine. Freestanding fridge with freezer compartment. Wall mounted extractor fan.

Bathroom

8' 05" x 5' 09" (2.57m x 1.75m)
Vinyl flooring. Wooden skirting boards. Wooden obscured glazed window. Bath with shower attachment. Built in wash hand basin. Low level W.C. Light shaver socket. Wall mounted extractor fan. Wall mounted pull cord heater. Wooden door to airing cupboard housing hot water tank.

Outside

Communal garden. 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/

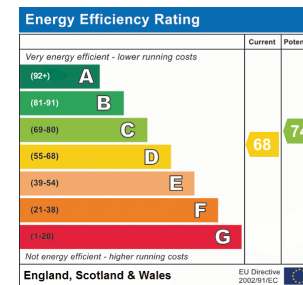
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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