



# 10, Dilley Croft

Biggleswade,  
Bedfordshire, SG18 8BF  
£895 pcm

This 2 bedroom ground floor apartment with allocated parking is situated within walking distance of the town centre and train station. Sorry no pets. Available from 23rd September 2022.

- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE & TRAIN STATION
- SORRY NO PETS
- AVAILABLE FROM 23rd SEPTEMBER 2022

## Ground Floor

### Entrance

Panelled entrance door to:-

### Entrance Hall

Radiator. Fitted cloaks cupboard. Doors to:-

### Lounge

9' 4" x 13' 4" (2.84m x 4.06m)  
uPVC double glazed bay window to front. TV and telephone point. 2 radiators.

### Kitchen

8' 5" x 7' (2.57m x 2.13m)  
With a range of wall and floor units. Single bowl sink unit. Tiled floor and splash backs. Wall mounted boiler. Radiator. Integrated gas hob and electric oven. Space for washing machine and fridge. uPVC double glazed window to front.

### Bedroom One

10' 7" x 10' 8" (3.23m x 3.25m)  
uPVC double glazed window to rear. Radiator. TV point.

### Bedroom Two

10' 9" x 7' 5" (3.28m x 2.26m)  
uPVC double glazed window to rear. Radiator.

### Bathroom

3 piece white suite comprising bath with shower over, pedestal wash hand basin and close coupled WC. Tiled floor. Extractor fan. Ladder style radiator. uPVC double glazed window to side. Shaver point.

### Outside

### Parking

Allocated parking for 1 car.



## 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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