



# 6, Chambers Lodge, Chambers Way

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

COUNTRY PROPERTIES  
PART OF HUNTERS



This 2 bedroom top floor apartment with parking is situated 0.9 miles from the town centre and train station. The property benefits from having its own personal entrance door with stairs rising to first floor, lounge, kitchen, 2 bedrooms, en-suite, family bathroom and 2 allocated parking spaces. Available early January. Sorry No Pets. Council Tax Band B.

- MODERN TOP FLOOR APARTMENT
- 2 BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE & FAMILY BATHROOM
- COUNCIL TAX BAND - B
- AVAILABLE EARLY JANUARY

## Ground Floor

### Entrance

Personal door to apartment with stairs leading to first floor.

## First Floor

### Landing

Loft hatch (Not To Be Used). Door to:-

### Inner Hallway

Airing cupboard with cylinder, shelf and fuse box. Storage cupboard with hanging rail. Door to:-

### Lounge

14' 4" x 10' 11" (4.37m x 3.33m)  
Upvc double glazed window to rear. Electric panel heater. Arch to:-

### Kitchen

10' 9" x 6' 4" (3.28m x 1.93m)  
Wall and base units with work surfaces over. Built-in electric oven, hob and extractor hood. 1 1/2 bowl sink and drainer unit with mixer tap. Freestanding fridge/freezer. Freestanding washer/dryer.

### Bedroom One

14' 6" narrowing to 8' 10" x 11' 4" (4.42m x 3.45m)  
Electric panel heater. Upvc double glazed window to front. Door to:-

### En-Suite

Fully tiled shower. Low level WC. Pedestal wash hand basin. Shaver point.

### Bedroom Two

11' 3" x 7' 1" (3.43m x 2.16m)  
Electric panel heater. Upvc double glazed window to front.

### Bathroom

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted Upvc double glazed window.

### Outside

Allocated parking for 2 cars. Numbers 9 and 26.



## 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/

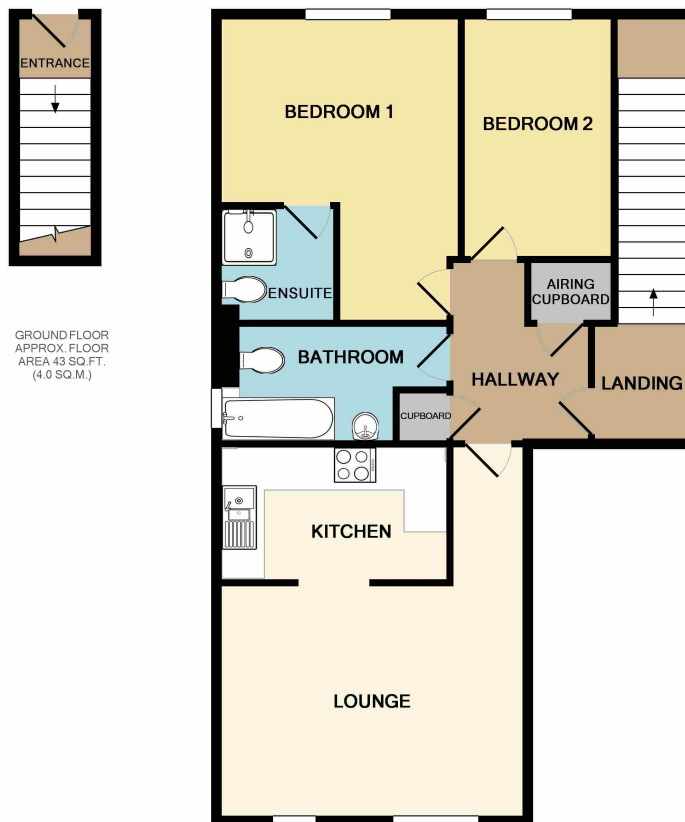
Variation of contract at the tenant's request - £50.00 (inc. VAT) per agreed variation.

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 terminate 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 43 SQ.FT.  
(4.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 689 SQ.FT.  
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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