



**83b, High Street**  
Biggleswade,  
Bedfordshire, SG18 0LA  
£550 pcm

**COUNTRY PROPERTIES**  
PART OF HUNTERS

This studio flat has become available in the centre of Biggleswade town. It has been recently renovated throughout, the property offers a fitted kitchen, lounge/bedroom, bathroom and separate WC. Please note this property does not have any parking and is situated on a working yard. Sorry no pets, no smokers and no children. Available now.

- Studio Flat
- Central Town Location
- No Parking
- Situated on a Working Yard
- Recently Renovated
- Available Now
- No Pets/ No Smokers/ No Children

## Ground Floor

### Entrance

Wooden door into:

### Lounge/ Bedroom

15' 09" x 12' 08" (4.80m x 3.86m) narrowing to 10' 08" x 12' 08"

Brand new carpet. Wooden skirting boards.

Wooden sash windows with secondary glazing.

Smoke alarm. Fireplace blocked off. Electric heater.

Second fixed window. Fuse box. Wooden door into:

### Kitchen

9' 03" x 12' 09" (2.82m x 3.89m)

Brand new carpet. Electric heater. Wooden window.

Wooden sash style window with secondary glazing.

Wall and base units with work surface over.

Stainless steel 1 1/2 bowl sink. Breakfast bar.

Freestanding electric oven and hob with extractor

over. Wooden skirting boards.

### Inner Hallway

Brand new carpet. Wooden door into:

### WC

2' 11" x 4' 06" (0.89m x 1.37m)

Low level WC. Vinyl flooring. Wooden window.

Wooden skirting boards. Wooden door.

### Bathroom

8' 11" x 7' 01" (2.72m x 2.16m) narrowing to 4' 10" x 3' 06"

Tiled flooring. Wooden sash window with

secondary glazing. Shower cubicle. Wash hand

basin with vanity unit. Washing machine (gifted)

with work surface over. Wall mounted heated towel

rail. Wooden door into cupboard housing water

tank with storage.



## 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 valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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