7 Carrs Gardens

Blunham Road, Biggleswade,
Bedfordshire, SG18 8BW
£700 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

This well-presented one double bedroom first floor apartment is situated within walking distance to the town centre and train station. The property offers entrance hall, open plan lounge/kitchen, one double bedroom, bathroom and off road parking for one car. 12 month tenancy with a 6 month break clause. No pets/non smokers/no guarantors. Available 1st May 2021.

- WELL-PRESENTED
- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- Open Plan Lounge/Kitchen
- BATHROOM
- ONE ALLOCATED PARKING SPACE
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- NO PETS/NON SMOKERS/NO GUARANTORS
- 12 MONTH TENANCY WITH 6 MONTH BREAK CLAUSE
- AVAILABLE 1ST MAY 2021

First Floor

Entrance Hall

Oak flooring. Radiator. Doors to:-

Open Plan Lounge/Kitchen

18' 10" x 9' 8" (5.74m x 2.95m)
Kitchen Area:-
Wall, base and drawer units with work surfaces over. Integrated washer/dryer. Integrated fridge/freezer. Built-in electric oven, hob and extractor fan. Stainless steel 1 1/2 bowl sink and drainer unit with mixer tap. Tiled flooring. Cupboard housing boiler. Upvc double glazed window and Upvc double glazed door to Juliette balcony.
Lounge Area:-
Radiator. Oak flooring. TV ariel point.

Double Bedroom

11' 10" x 7' 8" (3.61m x 2.34m)
Double wardrobe. Upvc double glazed window.

Bathroom

Fully tiled. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Tiled flooring. Frosted Upvc double glazed window.

Outside

Parking

One allocated parking space.

Agents 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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Viewing by appointment only

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