



# 23, Honeysuckle Close

Biggleswade,  
Bedfordshire, SG18 8ST  
£875 pcm

country  
properties

A one double bedroom first floor apartment situated on the Saxon Gate development. The property comes unfurnished with electric heating and Upvc double glazing. Comprising of entrance hall, lounge, kitchen including white goods, one double bedroom, family bathroom and allocated parking. Sorry pets are not permitted. Available mid May. EPC Rating B. Council Tax Band A. Holding fee £201.92. Deposit £1,009.62.

- One Bedroom Apartment
- Available Immediately
- EPC Rating B
- Council Tax Band A
- Holding Fee £201.92
- Deposit £1,009.62

## First Floor

### Front Door Into:-

### Entrance Hall

Storage heater, telephone intercom, storage cupboard with shelves, airing cupboard with cylinder and shelving.

### Lounge

15' 11" x 9' 5" (4.85m x 2.87m)

uPVC double glazed windows to rear, laminate flooring. TV aerial point, storage heater, laminate flooring. Arch to:

### Kitchen

8' 8" x 5' 8" (2.64m x 1.73m)

Freestanding fridge freezer, electric cooker and washing machine. Wall and base units with work surfaces over, sink unit with single drainer and mixer tap.

### Double Bedroom

12' x 9' 6" (3.66m x 2.90m)

Built-in double wardrobes, storage heater, uPVC double glazed window to front.

### Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, shaver socket, extractor fan, tiled splash back.

### Parking

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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