



6, Saturn Way

Biggleswade,
Bedfordshire, SG18 8FF
£875 pcm

country
properties

A one bedroom first floor apartment located on the popular Kings Reach Development. Comprising of Entrance hall, open plan kitchen/lounge, bathroom, one double bedroom, allocated parking space and access to communal bike shed. Available early October. Sorry no pets are permitted. EPC Rating C. Council Tax Band A. Holding fee £206.54. Deposit £1,032.69.

- One Bedroom Apartment
- First Floor
- EPC Rating C
- Council Tax Band A
- Holding Fee £206.54
- Deposit £1,032.69

Wooden Door into:

Entrance Hall

Coir mat. Brand new fitted carpet. Wooden skirting boards. Communal Entry Phone system. UPVC double glazed window to rear aspect. Telephone socket. Heating control thermostat. Smoke alarm. Wooden door opening into storage cupboard with shelving and housing the fuse box. Wooden door opening into hot water tank and shelving. Wooden door into:

Bathroom

6' 5" x 6' 6" (1.96m x 1.98m) Vinyl flooring. Wooden skirting boards. Bath with shower over. Low level WC. Wash hand basin. Wall mounted heated towel radiator. Shaver socket. Ceiling mounted extractor fan. Wall mounted wooden medicine cabinet. Two wooden shelves.

Lounge/Kitchen

21' 10" x 10' 11" NT x 8' 2" (6.65m x 3.33m NT x 2.49m) Vinyl flooring. Wooden skirting boards. Three radiators. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Brand new built in oven. Built in hob with extractor over. Built in washer/dryer. Freestanding fridge/freezer. UPVC double glazed window to front aspect. UPVC double glazed door opening onto Juliette balcony. Smoke alarm. Carbon monoxide alarm. Hot water and heating control panel. Wall mounted gas boiler. Freestanding units and TV unit. TV aerial point. Telephone socket.

Bedroom

11' 3" x 10' 9" (3.43m x 3.28m) Brand new carpet. Wooden skirting boards. Loft hatch (Not To Be Used). Radiator. UPVC double glazed window to rear aspect. Double telephone socket. Smoke alarm. TV aerial point.

External

One allocated parking space. Use of bike storage shed for bike storage only. Communal clothes drying area.



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.

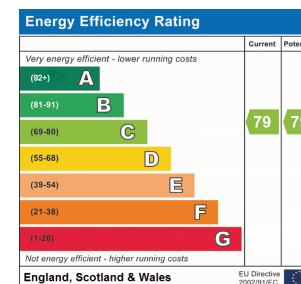
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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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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