



23 Purcell Place, Sullivan Court

Biggleswade,
Bedfordshire, SG18 8SX
£1,300 pcm

country
properties

This two bedroom first floor apartment with parking, is situated on the popular Kings Reach development in Biggleswade. Benefits include open plan lounge/kitchen/diner, fitted kitchen with integrated appliances, two bedrooms, family bathroom and off road parking for two cars. Available early October. EPC rating B. Council Tax Band B. Holding Fee £300.00. Deposit £1,500.00.

- Two Bedroom Apartment
- Kings Reach Development
- Council Tax Band B
- EPC Rating B
- Holding Fee £300.00
- Deposit £1,500.00

First Floor

Entrance Hall

Door to front aspect. Radiator. Built in storage cupboard housing fuse box, shelving and BT module. Loft hatch. Security intercom phone system.

Bedroom One

15' 5" x 11' 3" (4.70m x 3.43m)

Upvc double glazed patio doors to rear aspect and Juliette balcony. Radiator. Built in triple mirrored wardrobe.

Bedroom Two

11' 5" x 8' 2" (3.48m x 2.49m)

Upvc double glazed window to rear aspect. Radiator. Storage cupboard housing gas fired combi boiler.

Lounge/Kitchen/Diner

21' 11" x 15' 5" narrowing to 12' 4" (6.68m x 4.70m)

Modern white kitchen fitted with eye and base level units with roll top work surfaces over. Integrated dishwasher, washing machine, fridge and freezer. Built in gas hob with extractor over. Built in electric oven. Karndean flooring. Inset spot lights. Sink and drainer unit. Two radiators. Upvc double glazed patio doors to rear aspect and Juliette balcony.

Family Bathroom

Modern white three piece suite comprising of panelled bath with shower attachment, ceramic tiled splash back wall and glass splash screen. Low level WC with inset push flush. Wash hand basin. Ceramic tiled splash back walls. Upright heated towel rail. Inset spot lights. Extractor fan. Karndean flooring.

Outside

Parking

Off road parking for two cars.



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		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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