



# 3, Potton Road

Biggleswade,  
Bedfordshire, SG18 0DU  
£1,100 pcm

country  
properties



A two bedroom newly refurbished property comprising of entrance hall, lounge, kitchen, two bedrooms and bathroom. There is also an electric charging point for vehicles available at the property.

Available immediately. EPC rating TBC. Council Tax Band TBC.

Holding fee £253.85. Deposit £1,269.23.

- Two Bedrooms
- Available Now
- Newly Refurbished Apartment
- Close to Amenities
- Holding Fee £253.85
- Deposit £1,269.23

### Front External

Laid to concrete providing off road parking. Metal steps leading to UPVC Double Glazed door:

### Entrance Hall

Carpeted. Wooden skirting boards. Inset ceiling and spot lights. Wooden door through into:

### Reception Room

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. UPVC obscured double glazed window to rear aspect. Two radiators. Smoke alarm. Heating control thermostat. Wooden doors to all rooms. Loft hatch (not to be used). Wooden door into:

### Bedroom One

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Smoke alarm.

### Kitchen

Vinyl flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. Wall and base units with work surfaces over. Stainless steel one and half bowl sink and drainer. Built in electric oven and hob with extractor over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted fuse box. Smoke alarm. Inset ceiling and spot lights.

### Bathroom

Tiled flooring. UPVC double glazed window to rear aspect. Walk in shower. Low level WC. Wall mounted wash hand basin with vanity unit. Radiator. Carbon monoxide alarm. Sliding door into cupboard housing boiler. Ceiling mounted extractor fan. Double sliding doors into storage cupboard housing hot water tank. Wall mounted underfloor heating control panel.

### Bedroom Two

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. UPVC double glazed window to rear aspect. Radiator. Smoke alarm.





## 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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## Viewing by appointment only

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