



Flat 17, Dilley Croft, London Road

Biggleswade,
Bedfordshire, SG18 8BF
£1,075 pcm

country
properties

A two bedroom ground floor apartment conveniently located for the Town Centre and Train Station. The property comprises; entrance hall, lounge, kitchen, two bedrooms, bathroom and allocated parking for one car. Available Mid November. EPC Rating C. Council Tax Band B. Holding Fee £248.08. Deposit £1,240.38.

- Two Bedroom Ground Floor Apartment
- Allocated Parking for One Car
- EPC Rating C
- Council Tax Band B
- Holding Fee £248.08
- Deposit £1,240.38

Ground Floor

Entrance Hall

Door to side aspect. Radiator. Built-in storage cupboard with built-in hanging rail and shelving. Fuse box. Secure intercom telephone system.

Bedroom One

11' 9" x 9' 10" (3.58m x 3.00m)
Upvc double glazed window to rear aspect.
Radiator.

Bedroom Two

11' 2" x 7' 1" (3.40m x 2.16m)
Upvc double glazed window to rear aspect.
Radiator.

Lounge/Diner

13' 3" x 9' 4" (4.04m x 2.84m)
Upvc double glazed bay window to front aspect.
Radiator.

Kitchen

8' 9" x 5' 9" (2.67m x 1.75m)
Modern kitchen fitted with eye and base level units with roll top work surfaces over. Built-in gas hob with extractor over. Built-in electric oven. Plumbing for washing machine. Space for fridge/freezer. Inset spot lights. Ceramic tiled splash back wall areas. Sink and drainer unit. Ceramic tiled floor. Wall mounted gas fired combi boiler. Upvc double glazed window to front aspect.

Bathroom

8' 11" x 5' 0" (2.72m x 1.52m)
Modern white 3 piece suite comprising of panelled bath with shower attachment over, ceramic tiled splash back wall and glass splash screen. Low level WC. Wash hand basin with ceramic tiled splash back. Ceramic tiled flooring. Upright heated towel rail. Extractor fan. Inset spot lights.

Outside

Parking

Off road parking for one car.



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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Viewing by appointment only

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