



# Flat 1 Dille Croft, London Road

Biggleswade,  
Bedfordshire, SG18 8BF  
£1,100 pcm





A two bedroom ground floor apartment comprising of entrance hall, lounge, kitchen, two bedrooms, bathroom and tandem parking for two vehicles. Available early September. EPC Rating C. Council Tax Band B. Holding fee £253.85. Deposit £1,269.23.

- Two Bedroom Ground Floor Apartment
- EPC Rating C
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23
- Available Early September

## Ground Floor

### Entrance

Communal entrance door to side aspect. Communal hallway leading to:-

### Entrance Hall

Door to rear access. All doors leading to accommodation. Radiator. Secure telephone entrance system. Alarm control. Storage cupboard housing fuse box and shelving.

### Lounge

15' 7" into bay x 11' 2" (4.75m x 3.40m)  
Upvc double glazed bay window to front elevation. 2 radiators. TV point.

### Kitchen

7' 10" x 7' 8" (2.39m x 2.34m)  
Upvc double glazed window to front aspect. Fitted with eye and base level units with work surfaces over. Low level sink and drainer unit, gas hob with extractor over, built in electric oven, space and plumbing for washing machine. Wall mounted combi boiler. Space for fridge/freezer. Ceramic tiled floor. Inset ceiling spotlights.

### Bedroom One

10' 8" x 9' 2" (3.25m x 2.79m)  
Upvc double glazed window to rear aspect. Radiator. Built in double wardrobe. Built in single wardrobe.

### Bedroom Two

7' 9" x 7' 4" (2.36m x 2.24m)  
Upvc double glazed window to rear elevation. Radiator.

### Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)  
Modern white three piece suite comprising of panel bath, wash hand basin with ceramic tiled splash back and low level WC. Ceramic tiled walls and floor. Heated towel rail. Inset spotlights. Extractor fan.

### Outside

Off road parking for 2 cars. Communal gardens



## 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.

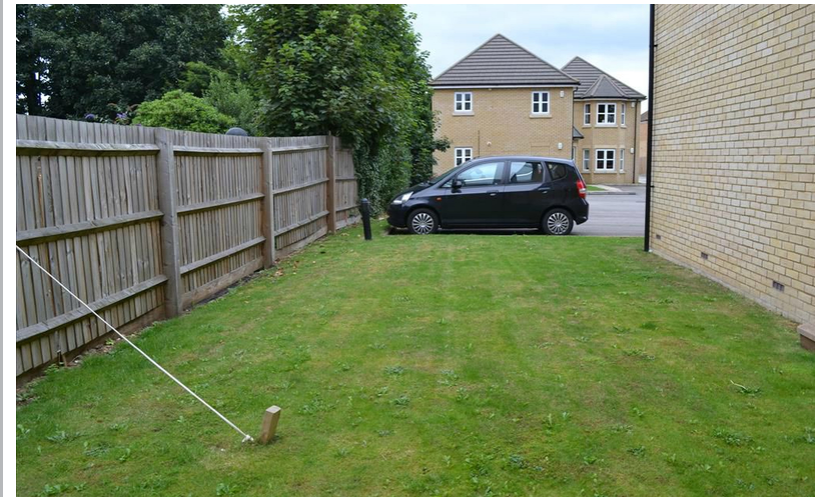
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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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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