



Flat 2, Stratton Court, 60 High Street,

Biggleswade,
Bedfordshire, SG18 0LJ
£850 pcm

country
properties

A one bedroom ground floor apartment for rent. The property benefits from an entrance hall, bathroom, lounge, kitchen, bedroom and an allocated parking space. The property is situated in close proximity of the Town Centre and Train Station. Sorry pets not permitted. Available immediately. EPC Rating E. Council Tax Band A. Holding Fee £196.15. Deposit £980.77.

- Ground Floor Flat
- 1 Bedroom
- EPC Rating E
- Council Tax Band A
- Holding Fee £196.15
- Deposit £ 980.77

Accommodation

Wooden Front Door Into:-

Entrance

Tiled flooring. Wooden skirting boards. Electric heater. Smoke alarm. Wooden door to storage cupboard housing water meter and fuse box. Stop tap within cupboard.

Bathroom

Vinyl flooring. WC. Wash hand basin. Bath with shower over and folding door screen. Wall mounted heated towel rail. Wall mounted extractor fan.

Kitchen

12' 5" x 6' 7" narrowing to 4' 3" (3.78m x 2.01m)
Tiled flooring and matching skirting. Electric heater. Wall and base units with work surfaces over. Breakfast bar. Stainless steel sink and drainer. uPVC double glazed window partially obscured with frosted film with venetian blind. Free standing washing machine and fridge/freezer. Built-in electric oven with hob and extractor over. Wooden door into storage cupboard housing Megaflo type water cylinder and microwave.

Lounge

13' 2" x 9' 10" (4.01m x 3.00m)
Laminate flooring. Wooden skirting boards. Electric heater. uPVC double glazed window partially obscured with frosted film with venetian blind and curtains. Telephone socket. TV aerial point.

Bedroom

11' 0" narrowing to 9' x 10' 4" (3.35m x 3.15m)
Carpeted. Wooden skirting boards. Electric heater. uPVC double glazed window partially obscured with a frosted film with venetian blind and curtains.

Outside

Parking

1 allocated parking space.



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/

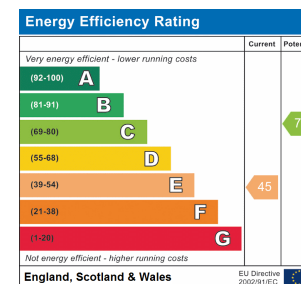
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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