



15 Trinity Close, Shortmead Street

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

country
properties

A recently redecorated two bedroom top floor apartment, close to the Town Centre and Train Station. The property comprises of entrance hall, lounge, kitchen, bathroom, two bedrooms and allocated parking. Unfurnished. Available immediately. EPC rating D. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23.

- Two Bedrooms
- Close To Town Centre & Station
- EPC Rating D
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

Wooden door into entrance hall

Entrance Hall

Brand new carpet. Wooden skirting boards. Wall mounted electric heater. Loft hatch (Not To Be Used). Wooden door into storage cupboard with shelving housing fuse box. Wooden doors to all rooms.

Lounge

Brand new carpet. Wooden skirting boards. Wall mounted heater. UPVC double glazed window to rear aspect. BT open reach socket. Smoke alarm. Ceiling mounted electric fan with light. Wall mounted entry phone system.

Kitchen

Vinyl flooring. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Freestanding washing machine. Freestanding fridge. UPVC double glazed window to rear aspect.

Bathroom

Carpeted. Wooden skirting boards. Low level WC. Wash hand basin. Bath with electric shower over. UPVC double glazed obscured window to side aspect. Wall mounted Dimplex fan heater. Shaver socket. Wooden door into storage cupboard housing hot water tank with shelving.

Bedroom One

Carpeted. Wooden skirting boards. Wall mounted electric heater. UOVC double glazed window to front aspect. Double wooden mirrored doors into built in wardrobe with shelving and hanging rail.

Bedroom Two

Carpeted. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed window to front aspect. Double wooden doors into built in wardrobe. with hanging rail.



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/

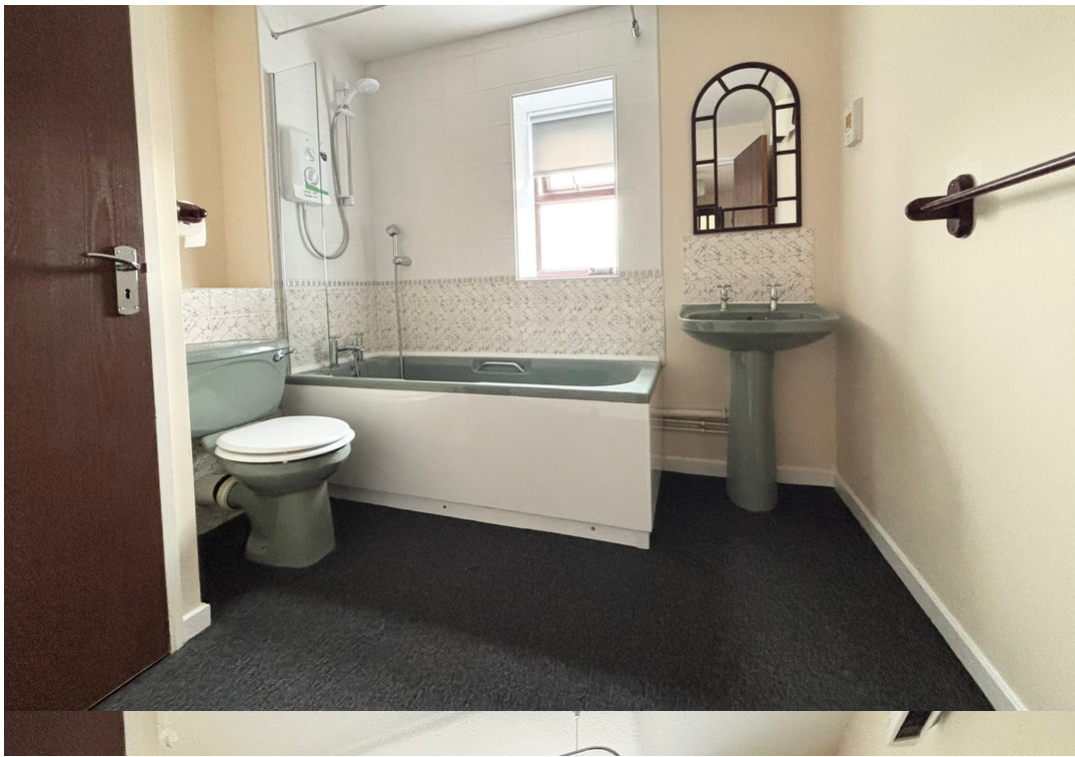
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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www.country-properties.co.uk

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