



19 Cherry Trees, Kitelands Road

Biggleswade,
Bedfordshire, SG18 8NX
£1,275 pcm

country
properties

Ground Floor three bedroom apartment with enclosed courtyard (shared with one other) is located along Kitelands Road in Biggleswade, within walking distance to the Town Centre and Train Station. Offering modern fitted kitchen and separate dining/sitting room, three bedrooms, modern family bathroom, shared courtyard with one other apartment and off road parking for two cars. Available early March. Council Tax Band B. EPC Rating E. Holding Fee £294.23. Deposit £1,471.15.

- Three Bedrooms
- Ground Floor Apartment
- EPC Rating E
- Council Tax Band B
- Holding Fee £294.23
- Deposit £1,471.15

Ground Floor

Entrance Hall

Door to rear aspect. Fuse box. Electric radiator. Built in storage cupboard.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m)
Upvc double glazed windows to front and side aspect. Electric radiator.

Bedroom Two

10' 9" narrowing to 8' x 8' 1" (3.28m x 2.46m)
Upvc double glazed window to rear aspect. Electric radiator.

Bedroom Three

10' 9" x 7' 0" (3.28m x 2.13m)
Upvc double glazed window to rear aspect. Electric radiator.

Living Room

16' 0" x 11' 1" (4.88m x 3.38m)
Two Upvc double glazed windows to front aspect.
Two electric radiators.

Kitchen

11' 7" x 8' 5" (3.53m x 2.57m)
Upvc double glazed window to front aspect.
Modern kitchen fitted with eye and base level units with roll top work surfaces over. Built in electric induction oven. Sink and drainer unit. Ceramic tiled floor and ceramic tiled splash backs. Plumbing for washing machine. Space for fridge freezer. Inset spot lights. Extractor fan. Two electric radiators.

Family Bathroom

Modern white three piece suite comprising of panelled bath with ceramic tiled splash back wall and shower attachment over. Upright heated towel rail. Low level W.C. Wash hand basin with ceramic tiled splash back. Extractor fan. Upvc double glazed frosted window to rear aspect. Ceramic tiled floor.

Outside

Courtyard

Enclosed courtyard area.

Parking

Two allocated parking spaces.



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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Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with

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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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