



9, Ripon Court

Biggleswade,
Bedfordshire, SG18 8JE
£895 pcm

country
properties

A one double bedroom cluster house. Situated in a small close on The Dells Meadow development. Conveniently located for town centre and train station. This property has allocated parking. Sorry no pets. Available late April. EPC Rating D. Council Tax Band B. Holding Fee £206.54. Deposit £1,032.69.

- One Bedroom Cluster Home
- Close to Town Centre & Train Station
- EPC Rating D
- Council Tax Band B
- Holding Fee £206.54
- Deposit £1,032.69

Ground Floor

Upvc Front Door

Entrance Porch

Door to lounge.

Lounge

11' 9" plus bay window x 10' 7" (3.58m x 3.23m)

Upvc double glazed window to front. Upvc double glazed window to side. Electric heater. Electric fire. Fuse box. Stairs to first floor. Dado rail. Dimmer switch. Door to:-

Kitchen

8' 3" x 6' 7" (2.51m x 2.01m)

Wall and base units with work surface over. Built in electric oven and hob with extractor over. Stainless steel sink and drainer unit with mixer tap over. Space for fridge/freezer. Space for washing machine. Storage cupboard. Electric heater. Upvc double glazed window to front.

First Floor

Landing

Loft access (not to be used). Doors to:-

Bedroom

10' 8" x 7' 9" (3.25m x 2.36m)

Electric heater. Upvc double glazed window to front.

Bathroom

White suite comprising of panelled bath with Creda shower over, pedestal wash hand basin, low level WC. Frosted Upvc double glazed window to front.

Outside

Front Garden

Open plan garden laid to lawn. Storage cupboard.



Parking

One 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.

Redman Stewart Ltd T/A Country Properties are

members of The Property Ombudsman (TPO)

Redress Scheme. Membership number D00609.

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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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