Flat 20 Dilley Croft, London Road

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

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properties

Two bedroom first floor flat is situated within walking distance of the Town Centre and Train Station. Property comprises of entrance hall, lounge/diner, kitchen, two bedrooms, family bathroom and off road parking for one car. Available early May. EPC Rating C. Council Tax Band B.

- Two Bedrooms
- Allocated Parking For One Car
- Close To Town Centre & Train Station
- EPC Rating C
- Council Tax Band B
- Available Early May

First Floor

Entrance

Security phone to communal entrance door. Panelled entrance door to:

Entrance Hall

Spy hole to panelled entrance door. Wall mounted security entry phone and alarm panel. Radiator. Fitted cloaks cupboard. Fuse box. Loft hatch. Doors to:

Lounge

11' 7" x 9' 5" (3.53m x 2.87m)
Radiator. Two Upvc double glazed windows to rear aspect.

Kitchen

8' 9" x 5' 9" (2.67m x 1.75m)
Fitted with wall and base units with work surfaces over. Plumbing for washing machine. Space for fridge/freezer. Built in electric oven, gas hob and extractor over. Single drainer sink unit. Ceramic tiled walls and flooring. Inset spot lights. Wall mounted gas combi boiler. Radiator. Upvc double glazed rear aspect.

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)
Radiator. Upvc double glazed window to front aspect.

Bedroom Two

11' 1" x 7' 1" (3.38m x 2.16m)
Radiator. Upvc double glazed window to front aspect.

Bathroom

Modern three piece suite comprising of panelled bath with shower attachment and ceramic tiled splash back. Low level WC. Wash hand basin with ceramic tiled splash back. Ceramic tiled walls and flooring. Heated towel rail. Inset spot lights. Extractor fan.

Outside

Off Road Parking For One Car

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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