



Flat 7, Merchant House

Biggleswade,
Bedfordshire, SG18 8AS
£950 pcm

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Country Properties are delighted to offer for rent this one bedroom first floor apartment located within the Town Centre and just a short walk from the Train Station. Comprising of entrance hall, open plan living room/kitchen/diner, bathroom, one bedroom and allocated parking. Available late July. Sorry no pets are permitted. EPC Rating C. Council Tax Band A. Holding Fee £219.23. Deposit £1,096.15

- EPC Rating C
- Available Late July
- Council Tax Band A
- Holding Fee £219.23
- Deposit £1096.15
- Town Centre Location

Bathroom

Wooden flooring. Wash hand basin. WC. Shower cubical. Shaver socket. Velux window. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

External

One allocated parking space.

Entrance Hall

Wooden flooring. Wooden skirting boards. Heating control. Smoke alarm. Steps up to bedroom and bathroom. Wooden door to storage cupboard. Door entry system.

Open Plan Lounge/Kitchen/Diner

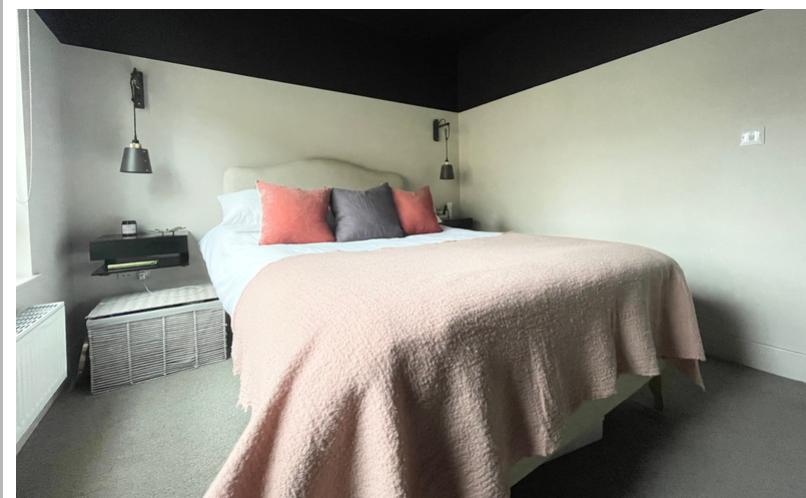
Lounge: Wooden flooring. Wooden skirting boards. Radiator. Two wooden sash style windows to side aspect.

Kitchen: Tiled flooring. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Built in washing machine. Built in fridge with freezer compartment. Wall mounted extractor fan.

Dining Room: Wooden flooring. Wooden skirting boards. Radiator.

Bedroom

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect.



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/

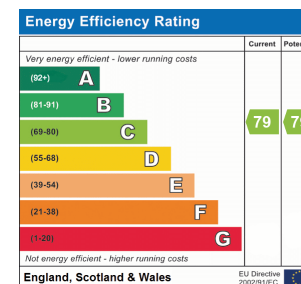
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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