



Flat 6, Dilley Croft, London Road

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

country
properties

This two double bedroom top floor apartment is situated just off London Road in Biggleswade. Close to town centre and train station. Available August. Council Tax Band B. EPC Rating C.

- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- Two Parking Spaces
- Council Tax Band B
- EPC Rating C
- Available August

Entrance Hall

Door to front aspect. Radiator. Loft hatch. Storage cupboard housing fuse box and shelving. Double built in storage cupboard. Single built in storage cupboard. Secure phone entry system.

Bedroom One

15' 8" x 10' 3" (4.78m x 3.12m)
Upvc double glazed window to rear aspect.
Radiator. Built in double wardrobe.

Bedroom Two

10' 3" x 8' 8" (3.12m x 2.64m)
Upvc double glazed window to side aspect.
Radiator.

Lounge/Kitchen/Diner

20' 5" narrowing to 11' 4" x 14' 1" narrowing to 8' 1" (6.22m x 4.29m)

Modern open plan kitchen, dining room and lounge, fitted with base and eye level units with roll top work surface over. Plumbing for washing machine. Space for fridge freezer. Built in gas hob with stainless steel extractor hood over and built in electric oven. Ceramic tiled floor and half ceramic tiled walls. Wall mounted gas fueled combi boiler. Stainless steel sink and drainer unit. Inset spot lights. Two radiators. Upvc double glazed bay window to rear aspect.

Family Bathroom

Modern white three piece suite comprising of a panelled bath with shower attachment over and ceramic tile splash back walls. Low level WC. Wash hand basin with ceramic tile splash back. Ceramic tiled floor. Upright heated towel rail. Inset spot lights. 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.

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Viewing by appointment only

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