



109a, Mead End

Biggleswade,
Bedfordshire, SG18 8JR
£1,300 pcm

country
properties

Conveniently located for the Train Station and Town Centre is this three bedroom maisonette over three floors. Comprising of patio area, entrance hall, kitchen, lounge, three bedrooms, bathroom, separate toilet with the benefit of a balcony. One allocated parking space. Available now. Sorry no pets are permitted. Council Tax Band A. EPC Rating C. Holding fee £300.00. Deposit £1,500.00.

- Three Bedroom Maisonette
- Close To Local Amenities
- Council Tax Band A
- EPC rating C
- Holding Fee £300.00
- Deposit £1,500.00

UPVC double glazed front door into:-

Entrance Hall

Tiled flooring. Wooden skirting boards. Stairs leading to first floor. Fuse box. Smoke alarm.

Stairs and Landing

Radiator. Wooden flooring. UPVC double glazed obscured door and window leading to balcony area. Smoke alarm. Stairs rising to second floor.

Lounge

18' 05" NT x 17' 05" x 10' 10" (5.61m NT x 5.31m x 3.30m)
Wooden flooring. Wooden skirting boards. Three UPVC double glazed windows to front aspect. Three radiators. TV aerial point. Virgin media box.

Kitchen

9' 03" x 11' 11" (2.82m x 3.63m)
Tiled flooring. UPVC double glazed window. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Freestanding oven and hob with extractor over. Built in dishwasher. Space for washing machine. Heating control thermostat. Wooden door opening to storage area housing gas boiler. Wooden door opening to storage area with shelving. Wooden door opening to storage area housing water meter with fitted shelving.

Second Stairway

Carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm.

Bathroom

5' 07" x 5' 11" (1.70m x 1.80m)
Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window. Wash hand basin. Bath with shower attachment. Wall mounted heated towel radiator.

Toilet

5' 08" x 2' 07" (1.73m x 0.79m)
Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window. Radiator. Low level WC.



Bedroom One

12' 0" x 9' 02" NT x 8' 07" (3.66m x 2.79m NT x 2.62m)
Carpeted. Wooden skirting boards. UPVC double glazed window. Radiator.

Bedroom Two

11' 07" NT x 9' 05" x 10' 11" (3.53m NT x 2.87m x 3.33m)
Carpeted. Wooden skirting boards. Two UPVC double glazed windows. Two radiators. Telephone socket. TV aerial point. Virgin media box. Built in wardrobes.

Bedroom Three

11' 0" x 6' 05" (3.35m x 1.96m)
Carpeted. Wooden skirting boards. UPVC double glazed window. Radiator.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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www.country-properties.co.uk

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