



Hitchin Street, Biggleswade, Bedfordshire. SG18 8BL

Satchells



## 2 Bedroom Flat

£1,050 pcm

### Additional charges may apply

A well presented ground floor apartment, situated in a prime central location, just moments from the town centre and within easy walking distance of Biggleswade railway station. This bright and well proportioned apartment offers benefits from a practical layout designed for modern living.

- Ground floor apartment
- Two bedrooms
- One allocated parking space
- Three piece suite bathroom
- Large living area
- Available now
- No pets allowed
- Walking distance to local amenities
- EPC rating C. Council tax band B

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A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent, and therefore is £253.15 for this property. This payment forms part of your five-week holding deposit, meaning once all satisfactory references are passed, you will then be required to pay £1,012.60. For more information, please contact the office.

## Additional Information

### Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

### Material Information:

We are advised by the Landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Anglian Water/ Mains

Electric: Mains

Drainage: Mains

Flood risk: Very Low

Mobile/Phone: TBC

Tenure: Leasehold

Council Tax Band: B

Council tax payable: £120 on average per month

Length of lease: 12 Months

Ground Rent details: N/A

Service charge Details: N/A

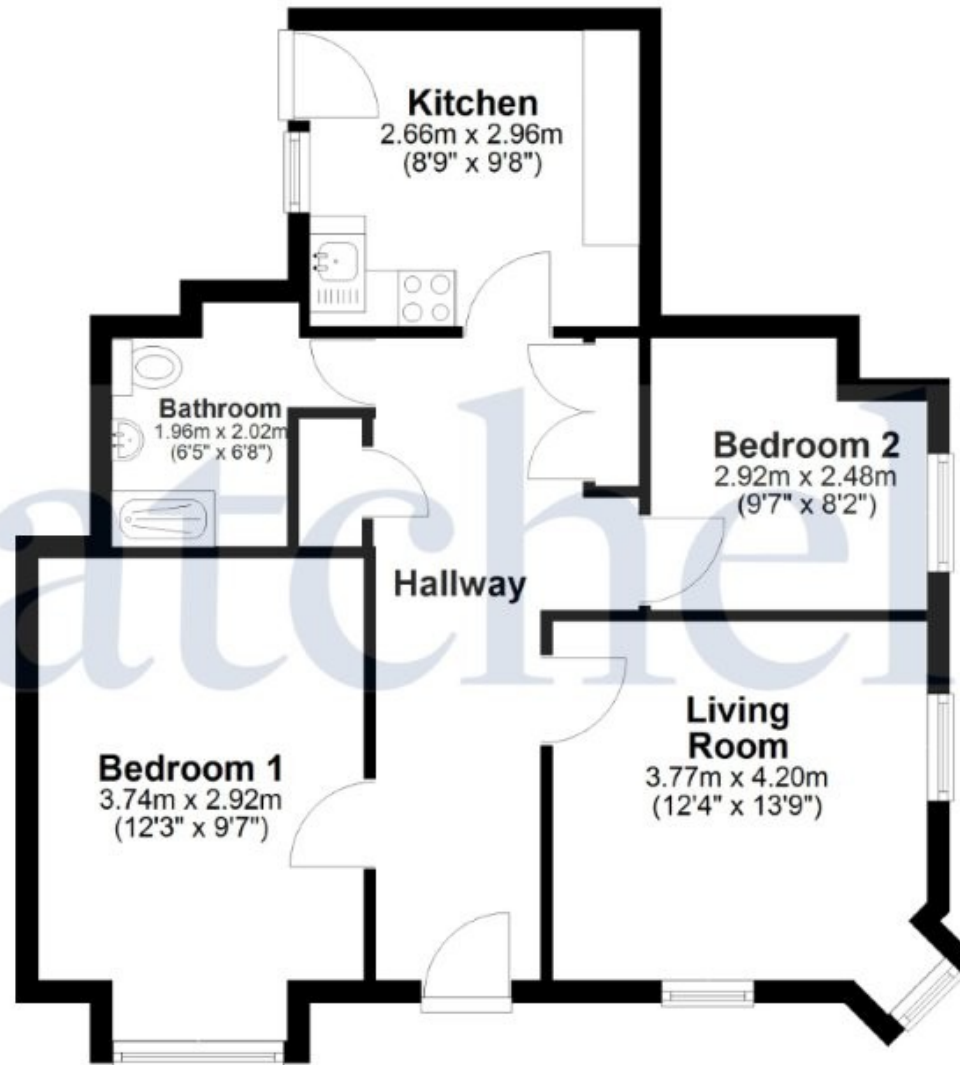
For further material information please contact the office marketing this property.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to take a lease, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Some content may have been created using AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.