



Flat 22 Dilley Croft, London Road

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

country
properties

This Good Sized two bedroom First Floor apartment is conveniently located for the Town Centre and Train Station. The property comprises; entrance hall, lounge, kitchen, two bedrooms, bathroom and allocated parking for one car. Available early October. EPC Rating C. Council Tax Band B. Holding fee £253.85. Deposit £1,269.23.

- First Floor Apartment
- Two Bedrooms
- EPC Rating C
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

First Floor

Entrance Hall

Door to side. Radiator. Access to loft. Storage cupboard housing fuse box. Door to:-

Bedroom One

11' 9" x 8' 3" (3.58m x 2.51m)
Radiator. Upvc double glazed window to rear.

Bedroom Two

11' 1" x 7' 7" (3.38m x 2.31m)
Radiator. Upvc double glazed window to front.

Kitchen

11' 6" x 4' 11" (3.51m x 1.50m)
Fitted with wall and base units with work surfaces over. Wall mounted gas fired combi boiler. Plumbing for washing machine. Space for fridge/freezer. Built-in electric oven, gas hob and extractor over. Single sink and drainer unit. Ceramic tiled walls and flooring. Radiator. Inset spot lights. Upvc double glazed window to side.

Lounge

14' x 13' into bay (4.27m x 3.96m)
Radiator. Upvc double glazed bay window to side.

Bathroom

8' 7" x 5' 9" (2.62m x 1.75m)
3 piece white suite comprising of panelled bath with shower attachment over. Low level WC. Wash hand basin with ceramic tiled splash backs. Upright heated towel rail. Ceramic tiled flooring. Inset spot lights. Upvc double glazed frosted window to side.

Outside

Parking

Allocated 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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Viewing by appointment only

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