



# Apartment 8, Cherry Trees, Kitelands Road

Biggleswade,  
Bedfordshire, SG18 8NX  
**£875 pcm**

country  
properties

A one bedroom first floor apartment is situated on Kitelands Road in Biggleswade. Open plan lounge/kitchen/diner, one double bedroom and family bathroom. One allocated parking space. Available early October. EPC rating C. Council Tax Band A. Holding fee £201.92. Deposit £1,009.62.

- ONE BEDROOM
- SPACIOUS FIRST FLOOR APARTMENT
- KITCHEN/LOUNGE/DINER
- OFF ROAD PARKING FOR ONE CAR
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- AVAILABLE MID AUGUST

### Family Bathroom

9' 3" x 6' 9" (2.82m x 2.06m)  
Modern white three piece suite comprising of panelled bath with shower attachment and ceramic tile splash back wall. Low level WC. Wash hand basin with ceramic tile splash back. Ceramic tiled floor. Extractor fan. Built in storage cupboard. Inset spot lights.

### Outside

### Parking

Allocated parking.

### First Floor

#### Entrance Hall

Door to side aspect. All doors leading to accommodation. Radiator. Fuse box.

#### Kitchen/Lounge/Diner

19' 1" x 15' 11" (5.82m x 4.85m)  
Upvc double glazed windows. Two radiators.  
Modern kitchen fitted with eye and base level units with roll top work surface over. Built in electric hob with stainless extractor over. Built in electric oven. Sink and drainer unit. Plumbing for washing machine. Space for fridge freezer. Ceramic tiled floor. Wall mounted gas fired combi boiler.

#### Bedroom

12' 2" x 10' 8" (3.71m x 3.25m)  
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/

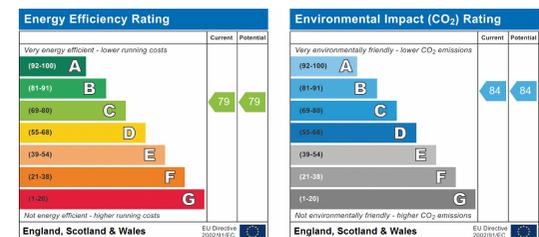
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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 terminate 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](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties