



Cherry Trees

Flat 6, Kitelands Road, Biggleswade,
Bedfordshire, SG18 8NX
£1,100 pcm

country
properties

A spacious two bedroom first floor apartment comprising of entrance hall, open plan lounge/kitchen, bathroom, two bedrooms, parking for two vehicles. Located within walking distance of The Train Station (1.3 miles as per Google Maps) and the Town Centre (1.1 miles as per Google Maps). Available early August. EPC Rating C. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23. Sorry pets are not permitted at the property.

- Two Bedroom Apartment
- Two Parking Spaces
- EPC Rating C
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

Wooden door into entrance hall

Entrance Hall

Carpeted. Coir mat. Wooden skirting boards. Radiator. Telephone entry system. Alarm control panel. Heating control thermostat. Wall mounted fuse box. Wooden door into storage cupboard with two hanging rails.

Open Plan Lounge/Kitchen

17' 10" x 16' 01" (5.44m x 4.90m)

Lounge:

Carpeted. Wooden skirting boards. UPVC double glazed window. TV aerial point. Telephone socket.

Kitchen:

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window. Wall and base unit with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Space for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Wall mounted extractor fan. CO alarm. Smoke alarm.

Bathroom

8' 04" x 6' 09" (2.54m x 2.06m)

Vinyl flooring. Wooden skirting boards. Radiator. Wash hand basin. WC. Bath with shower attachment. Shave socket. Ceiling mounted extractor fan.

Bedroom One

11' 11" x 9' 00" (3.63m x 2.74m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window. TV aerial point.

Bedroom Two

9' 03" x 7' 04" (2.82m x 2.24m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window.

External

Parking for two vehicles.



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.

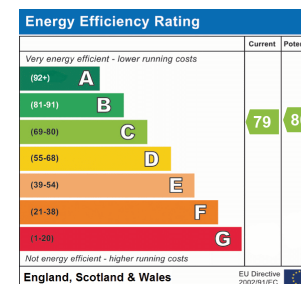
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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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

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