



8, Dilley Croft

Biggleswade,
Bedfordshire, SG18 8BF
£900 pcm

country
properties

A two bedroom ground floor apartment situated within walking distance to town centre and train station. Property offers two bedrooms, family bathroom, kitchen, lounge/diner and one allocated parking space. Available early May. EPC Rating TBC. Council Tax Band B. Holding Fee £207.69. Deposit £1,038.46.

- Two bedrooms
- Ground Floor Apartment
- Close To Amenities
- Council Tax Band B
- Holding Fee £207.69
- Deposit £1,038.46

Front Door Into Entrance Hall

Entrance Hall

Coir mat. Carpeted. Wooden skirting boards. Radiator. Alarm control panel. Smoke alarm. Heating control thermostat. Wooden door into storage cupboard with fitted shelving housing fuse box and alarm box system. Wooden doors into all rooms.

Bathroom

5' 10" x 7' 05" (1.78m x 2.26m)
Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window to front aspect. Low level WC. Wash hand basin. Bath with shower attachment. Wall mounted heated towel rail. Wall mounted extractor fan.

Bedroom One

10' 10" x 8' 09" (3.30m x 2.67m)
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. TV aerial point.

Bedroom Two

8' 04" x 5' 08" (2.54m x 1.73m)
Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator.

Lounge

13' 09" NT x 12' 00" x 11' 02" (4.19m NT x 3.66m x 3.40m)
Carpeted. Wooden skirting boards. UPVC double glazed window to side aspect. Radiator. 5C master socket for telephone and internet. TV aerial point.

Kitchen

8' 03" x 6' 05" (2.51m x 1.96m)
Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Space for under counter fridge. Space for washing machine. Wall mounted gas boiler.

Externally

Allocated parking and communal garden.



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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