



Purcell Place
18, Sullivan Court, Biggleswade,
Bedfordshire, SG18 8SX
£1,100 pcm

country
properties

This 2 bedroom First Floor Apartment is situated on the popular Kings Reach development in Biggleswade. The property offers entrance hall, open plan lounge/kitchen, 2 bedrooms, bathroom and 2 allocated parking spaces. Available now. EPC Rating B.

- 2 BEDROOMS
- 2 ALLOCATED PARKING SPACES
- EPC Rating B
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

First Floor

Front Door Into:-

Entrance Hall

Radiator. Double storage cupboard with shelving and consumer unit. Intercom system. Doors to:-

Open Plan Lounge/Kitchen

22' 1" x 14' 1" narrowing to 12' 5" (6.73m x 4.29m)

Lounge Area:-

Radiator. Carpet. TV point. Upvc double glazed doors to Juliette balcony.

Kitchen Area:-

White wall, base and drawer units with work surfaces over. 1 1 / 2 bowl stainless steel sink and drainer unit with mixer tap. Integrated dishwasher, washer/dryer and fridge/freezer. Built-in electric oven and gas hob with extractor over. Radiator. Inset lighting. Wood effect flooring.

Bedroom One

15' 6" x 11' 4" (4.72m x 3.45m)

Upvc double glazed french doors to Juliette balcony. Radiator. TV point. Built-in wardrobe with sliding mirrored door.

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

Upvc double glazed window. Radiator. Cupboard housing gas boiler. Radiator.

Bathroom

White 3 piece suite. Panelled bath with mixer tap, shower attachment, shower over and tiled splash back. Low level WC. Wash hand basin. Heated towel rail.

Outside

Parking

2 allocated parking spaces.



Lease Details

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/

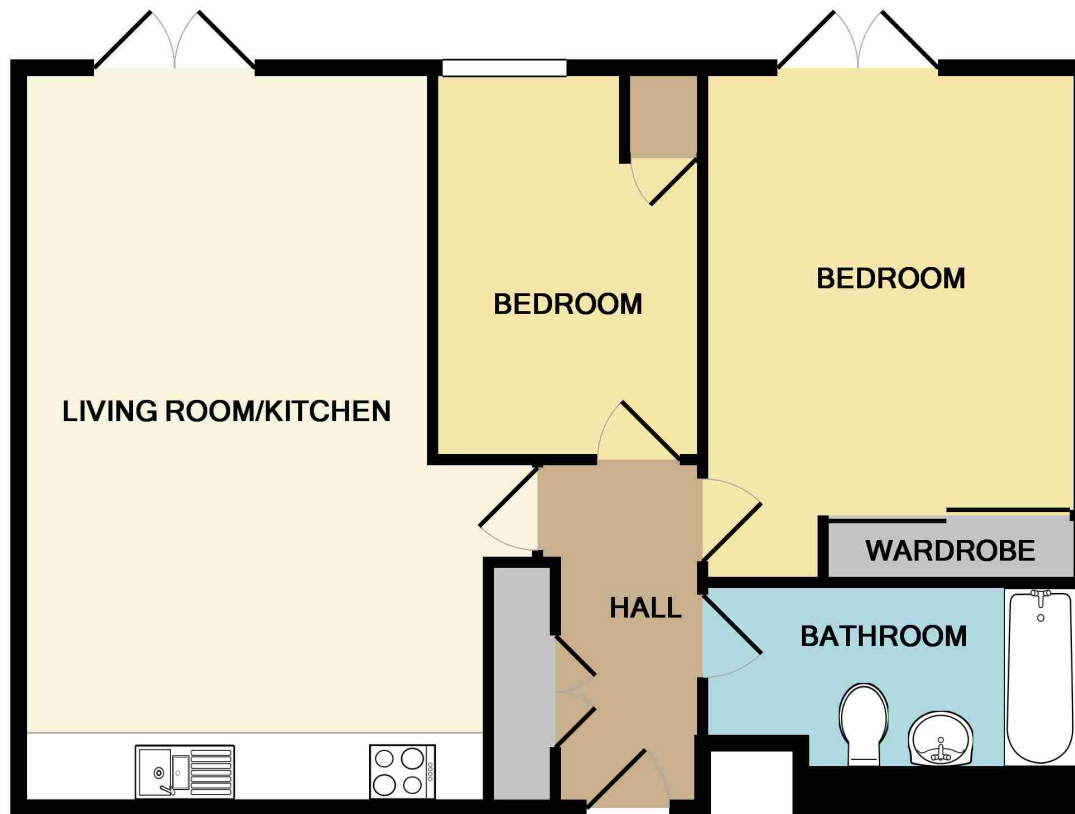
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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