



15, Durham Close

Biggleswade,
Bedfordshire, SG18 8HZ
£850 pcm

country
properties

This well-presented one double bedroom Cluster House is situated within walking distance of the Town Centre and Train Station. The property offers lounge/diner, kitchen, 1 double bedroom and bathroom. Available early February. EPC Rating E. Council Tax Band B. Holding Fee £196.15. Deposit £980.77.

- Cluster House
- One Double Bedroom
- Council Tax Band B
- EPC Rating E
- Holding Fee £196.15
- Deposit £980.77

Ground Floor

Upvc Double Glazed Front Door Into:-

Lounge/Diner

11' 2" x 10' 9" (3.40m x 3.28m)

Stairs rising to first floor accommodation. Laminate flooring. Fuse box. TV Aerial point. ATC low energy digital electric oil radiator. Upvc double glazed box bay window to front and Upvc double glazed window to side. Door to:-

Kitchen

7' 9" x 6' 1" (2.36m x 1.85m)

Wall and base units with work surfaces over. Electric oven and grill, ceramic hob and extractor hood over. Space for washing machine. Space for fridge/freezer. Stainless steel sink and drainer unit with mixer tap. Under stairs storage cupboard. Upvc double glazed window to side.

First Floor

Landing

Carpet to stairs and landing. Doors to:-

Bedroom

11' 2" to rear of wardrobe x 10' 10" (3.40m x 3.30m)
Upvc double glazed windows to front and side. ATC low energy digital electric oil radiator. Carpeted.

Bathroom

Bath with mixer tap and Mira shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Wall mounted electric heater. Frosted Upvc double glazed window to side.

Outside

Front

Open plan garden laid to lawn.

Parking

Tenant to register for The Residents Parking Scheme with Central Bedfordshire if required.



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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