



# 8, Ripon Court

Biggleswade,  
Bedfordshire, SG18 8JE

**£850 pcm**

country  
properties

Tenant's Fees (Incl.VAT): Admin: £180 per tenancy. Referencing: £75 per person over age of 18yrs. Holding fee: One month's rent payable after satisfactory referencing (becomes first months rent) Deposit: 1.5 months rent (payable at start of tenancy) Check out fee: £108 - £198 depending on size of property (payable at end of tenancy)

This one bedroom cluster home is situated along Ripon Court in Biggleswade, close to the train station and town centre. The property offers: entrance hall, lounge, kitchen, one bedroom, family bathroom and one allocated parking space. Available early to mid October. Sorry pets are not permitted at the property. Council Tax Band B. Holding Fee £196.15. Deposit £980.77.

- Cluster House
- One Bedroom
- Available Early to Mid October
- Council Tax Band B
- Holding Fee £196.15
- Deposit £980.77

### Entrance Porch

Laminate flooring, UPVC double glazed door leading to side aspect. All doors leading to ground floor accommodation.

### Lounge/Diner

10' 6" x 14' into bay (3.20m x 4.27m) 10' 6" x 14' (3.20m x 4.27m)

Upvc double glazed bay window to front aspect, radiator, stairs rising to first floor, laminate flooring.

### Kitchen

8' 3" x 6' 7" (2.51m x 2.01m)

Fitted with wall and base units with work surface over and breakfast bar, under stairs storage cupboard, gas hob with stainless steel extractor fan over, sink drainer unit, plumbing for washing machine, space for fridge freezer, wall mounted gas fired combi boiler, ceramic tiled walls, UPVC double glazed window to front aspect.

### First Floor

### Landing

Loft Hatch (Not To Be Used)

### Bedroom

11' 9" x 10' 8" (3.58m x 3.25m)

UPVC double glazed window to front aspect, radiator, over stairs storage cupboard.

### Bathroom

Fitted with a modern white three piece suite comprising of panelled bath with electric shower over, low level WC, wash hand basin, extractor fan, ceramic tiled walls, UPVC frosted double glazed window to front aspect.

### External

Stoned area to front, concrete pathway leading to front entrance. Outside storage cupboard housing electric meter.



## 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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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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