



5, Saffron Court

Biggleswade,
Bedfordshire, SG18 8DR
£875 pcm

country
properties

This well-presented one double bedroom first floor apartment is situated within walking distance to town centre and train station. Briefly comprising of a good sized lounge, double bedroom, shower room and allocated parking space. Available late April. EPC Rating TBC. Council Tax Band A. Holding fee £201.92. Deposit £1,008.62.

- One Bedroom Apartment
- Close to Local Amenities
- Available Late April
- Council Tax Band A
- Holding Fee £201.92
- Deposit £1,008.62

Ground Floor

Personal composite wood front door
Into:-

Entrance Hall

Stairs rising to:-

First Floor

Lounge

13' 7" x 15' narrowing to 12' (4.14m x 4.57m)

Upvc Triple glazed window to front. Electric fire set in with marble effect hearth and wooden surround. Electric radiator. Coving to ceiling. Shelved storage cupboard plus additional storage. Door to:-

Inner Hall

Cloaks storage cupboard with sliding doors, hanging rails and shelving. Access to loft space with light and ladder. Cupboard with immersion heater and shelving.

Kitchen

9' 3" x 4' 8" (2.82m x 1.42m)

Wall and base level units with work surface over. Stainless steel sink and drainer unit with mixer tap. Washer/dryer, cooker and fridge freezer. Upvc triple glazed window to rear. Door to:-

Double Bedroom

9' 11" x 9' (3.02m x 2.74m)

Upvc triple glazed window to rear. Coving to ceiling. Electric radiator.

Shower Room

Fully tiled double shower cubicle with electric shower over. Low level WC. Pedestal wash hand basin. Tiled floor. Tiled splash back. Extractor fan.

Outside

Communal Garden

Allocated parking space. Allocated washing line.



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 terminate 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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