

19, Dickens Court

Biggleswade,  
Bedfordshire, SG18 8QE  
£925 pcm

country  
properties

A one bedroom cluster house comprising of entrance hall, lounge, kitchen, bedroom, bathroom and one allocated parking space. Available immediately. EPC Rating C. Council Tax Band B. Holding fee £213.46. Deposit £1,067.31

~~£1,067.31~~ £1,067.31 One Bedroom Cluster Home

- One Allocated Parking Space
- EPC Rating C
- Council Tax Band B
- Holding Fee £213.46
- Deposit £1,067.31

#### Front External

Front garden mainly laid to lawn. Enclosed with wooden fencing and a wooden gate.

UPVC Double Glazed Front Door into:-

#### Entrance

Carpeted. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Wooden door opening into storage cupboard housing fuse box and electric meter. Wooden door opening into storage.

#### Lounge

12' 01" x 11' 11" NT x 9' 01" (3.68m x 3.63m NT x 2.77m)  
Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Stairs rising to first floor. Electric heater. TV aerial point. Smoke alarm.

#### Kitchen

11' 11" x 5' 07" (3.63m x 1.70m)  
Tiled flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer. Freestanding washer/dryer. Built in oven and hob with extractor over. Freestanding under counter fridge with freezer compartment. Wall mounted Dimplex fan heater

#### Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Loft hatch (Not To Be Used). Three mirrored sliding doors into built in wardrobe and airing cupboard housing the hot water tank.

#### Bedroom

11' 04" x 10' 01" NT x 8' 08" (3.45m x 3.07m NT x 2.64m)  
Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater. Telephone socket. NTL box. Double wooden doors opening into built in wardrobe.

#### Bathroom

6' 03" x 5' 08" (1.91m x 1.73m)  
Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window to front aspect. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted Dimplex fan heater.

#### Parking

One allocated parking space.



## 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.

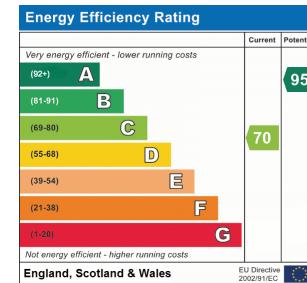
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have 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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