



9, Ripon Court

Biggleswade,
Bedfordshire, SG18 8JE
£895 pcm

country
properties

A one double bedroom cluster house. Situated in a small close on The Dells Meadow development. Conveniently located for town centre and train station. This property has allocated parking. Sorry no pets. Available mid September. EPC Rating D. Council Tax Band B. Holding Fee £206.54. Deposit £1,032.69.

- One Bedroom Cluster Home
- Close to Town Centre & Train Station
- EPC Rating D
- Council Tax Band B
- Holding Fee £206.54
- Deposit £1,032.69

Ground Floor

Upvc Front Door

Entrance Porch

Door to lounge.

Lounge

11' 9" plus bay window x 10' 7" (3.58m x 3.23m)

Upvc double glazed window to front. Upvc double glazed window to side. Electric heater. Electric fire. Fuse box. Stairs to first floor. Dado rail. Dimmer switch. Door to:-

Kitchen

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

Wall and base units with work surface over. Built in electric oven and hob with extractor over. Stainless steel sink and drainer unit with mixer tap over. Space for fridge/freezer. Space for washing machine. Storage cupboard. Electric heater. Upvc double glazed window to front.

First Floor

Landing

Loft access (not to be used). Doors to:-

Bedroom

10' 8" x 7' 9" (3.25m x 2.36m)

Electric heater. Upvc double glazed window to front.

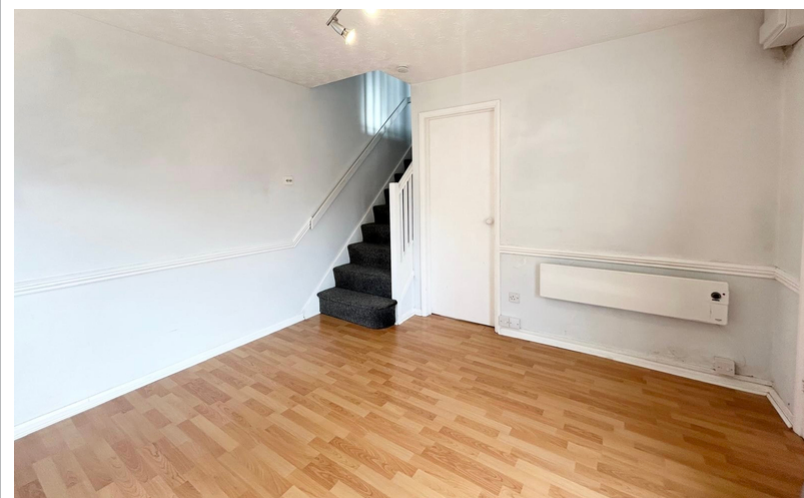
Bathroom

White suite comprising of panelled bath with Creda shower over, pedestal wash hand basin, low level WC. Frosted Upvc double glazed window to front.

Outside

Front Garden

Open plan garden laid to lawn. Storage cupboard.



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 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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