

Apartment 15, Cherry Trees, Kitelands Road

Biggleswade,
Bedfordshire, SG18 8NX

£1,100 pcm

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A two bedroom first floor apartment, situated on Kitelands Road in Biggleswade comprising of entrance hallway, kitchen, lounge/diner, two bedrooms, family bathroom and allocated parking. Within easy reach of the town centre and train station. Available mid September. EPC Rating C. Council Tax Band A . Holding fee £253.85. Deposit £1,269.23.

- Two Bedroom First Floor Apartment
- Close To Local Amenities
- Council Tax Band A
- Available from Mid September 2026
- Holding Fee £253.85
- Deposit £1,269.23

Ground Floor

Communal Hallway

Main secure entrance with intercom to apartment. Carpeted hallway and stairs to apartment entrance door.

First Floor

Entrance Hallway

Front door into hallway. Alarm panel and phone to secure main entrance. All doors leading to accommodation. Fuse box.

Kitchen/Lounge/Diner

15' x 12' 6" narrowing to 9' 7"(4.57m x 3.81m)
Two Upvc double glazed windows to front aspect. Modern kitchen fitted with base and eye level units with roll top work surface over. Built in electric hob with stainless steel extractor over. Sink and drainer unit. Plumbing for washing machine. Space for fridge freezer. Ceramic tiled floor. Wall mounted gas fired combi boiler.

Bedroom One

12' 9" x 9' 3" (3.89m x 2.82m)
Two Upvc double glazed window to rear aspect.

Bedroom Two

9' 4" x 7' 7" max (2.84m x 2.31m)
Upvc double glazed window to rear aspect.

Family Bathroom

8' 6" x 6' 4" max (2.59m x 1.93m)
Modern white three piece suite comprising of panelled bath with shower attachment and ceramic tile splash back wall. Low level WC. Wash hand basin with ceramic tile splash back. Ceramic tiled floor. Extractor fan. Built in storage cupboard. Inset spot lights.

Outside

Parking

Allocated private parking for two cars parked in tandem







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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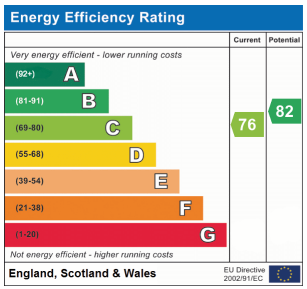












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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