



28, Saffron Court

Biggleswade,
Bedfordshire, SG18 8DR
£850 pcm

country
properties

One bedroom first floor apartment located within walking distance to the Town Centre and Train Station. Comprising of entrance hall, lounge, kitchen, bathroom and allocated parking space. Available mid October. EPC Rating C. Council tax band A. Holding Fee £196.15. Deposit £980.76.

- First Floor Apartment
- Allocated Parking Space
- Council Tax Band A
- EPC Rating C
- Holding Fee £196.15
- Deposit £980.76

Ground Floor

Front Door Into:

Entrance Hall

Stairs to first floor. Fusebox.

Living Room

17' 10" x 13' 8" (5.44m x 4.17m)
Radiator x2. uPVC double glazed window to front.
Heating control thermostat. Storage cupboard housing boiler.

Inner Hallway

Airing cupboard. Built in wardrobe. Smoke alarm.
Loft hatch (NOT TO BE USED). Doors to:

Kitchen

8' 11" x 4' 9" (2.72m x 1.45m)

Wall and base units with work surfaces over. Light. Power sockets. Electric hob and oven with extractor over. Free standing washing machine. Freestanding fridge/freezer. Sink unit with mixer tap. uPVC double glazed window to rear.

Bedroom

9' 10" x 8' 11" (3.00m x 2.72m)
uPVC double glazed window to rear. Radiator.
Ceiling mounted carbon monoxide alarm. Chest of drawers x2.

Bathroom

6' 10" x 6' 6" (2.08m x 1.98m)
Tiled flooring. Wash hand basin. Low level WC. Bath with shower screen and wall mounted electric shower. Wall mounted extractor fan. Radiator.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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