



15, Dilley Croft

Biggleswade,
Bedfordshire, SG18 8BF
£1,150 pcm

country
properties

Two Bedroom Ground Floor Apartment In an Ideal Location For the Train Station And Town Centre. The Apartment Benefits From Two Double Bedrooms, Bathroom With Shower, Storage Cupboard, Lounge And Kitchen. Available Mid October. EPC Rating C. Council Tax Band. Holding fee £265.38. Deposit £1,326.92.

- Ground Floor Apartment
- Two Bedrooms
- EPC Rating C
- Council Tax Band B
- Holding Fee £265.38
- Deposit £1,326.92

Bathroom

White three piece suite comprising of panelled bath with shower attachment and ceramic tile splash back. Ceramic tiled floor. Upright heated towel rail. Inset spot lights. Extractor fan.

Outside

One allocated parking space.

Entrance

Security phone to communal entrance door. Radiator. Storage cupboard.

Lounge

Upvc double glazed window. Radiator.

Kitchen

Fitted kitchen with eye and base level units with roll top work surface over. Plumbing for washing machine. Space for fridge freezer. Built in gas hob with extractor over. Built in electric oven. Stainless steel sink and drainer unit. Wall mounted gas fueled combi boiler. Ceramic tiled walls and floor. Upvc double glazed window. Radiator. Inset spot lights.

Bedroom One

Upvc double glazed window. Radiator.

Bedroom Two

Upvc double glazed window . 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.

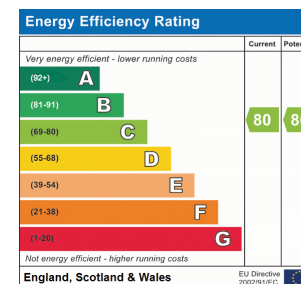
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO)

Redress Scheme. Membership number D00609.

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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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www.country-properties.co.uk

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