Cherry Trees

17, Kitelands Road, Biggleswade, Bedfordshire, SG18 8NX

£895 pcm

country properties

A one bedroom first floor apartment is situated along Kitelands Road in Biggleswade on a small development called Cherry Trees. The property benefits from open plan lounge/kitchen/diner, one double bedroom, bathroom and off road parking for two cars. Available Now. EPC rating TBC. Council Tax Band A. Holding Fee £206.54. Deposit £1,032.69.

- One Bedroom Apartment
- Two Parking Spaces
- Council Tax Band A
- Close To Local Amenities
- Holding Fee £206.54
- Deposit £1,032.69

Entrance Hall

Door to rear aspect. Electric panel heater. Loft hatch (Not To Be Used). Phone intercom system. Fuse box.

Bedroom

15' 4" x 8' 8" (4.67m x 2.64m)
Upvc double glazed window to front aspect. Upvc double glazed window to side aspect. Electric panel heater.

Lounge/Kitchen/Diner

17' 2" narrowing to 8' 2" x 14' 2" narrowing to 9' 4" (5.23m x 4.32m
Fitted kitchen with eye and base level units with roll top work surfaces over. Built in electric oven and hob with stainless steel extractor over and ceramic tiled splash back walls. Sink and drainer unit. Space for fridge freezer. Washer/Dryer (This is a gifted item). Ceramic tiled floor. Inset spot lights. Two Upvc double glazed windows to side aspect.

Bathroom

White three piece suite comprising of panelled bath with shower attachment, ceramic tiled splash back wall and glass splash screen. Low level WC. Wash hand basin with ceramic tiled splash back. Ceramic tiled floor. Inset spot lights. Upright heated towel rail. Airing cupboard housing hot water tank and shelving. Extractor fan. Upvc double glazed frosted window to side aspect.

Outside

Two allocated parking spaces.

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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