

Millers Court

Flat 40, Shortmead Street, Biggleswade,
Bedfordshire, SG18 0AL

£925 pcm

country properties

- Over 55s One Bedroom Retirement Property
- Available Immediately
- EPC Rating C
- Council Tax Band B
- Holding Fee £213.46
- Deposit £1,067.30

Over 55s Retirement Property

One Bedroom Retirement Apartment for Over 55s

A well-presented first-floor, one-bedroom retirement apartment situated in the heart of Biggleswade, within walking distance of the High Street, local shops and everyday amenities. The property comprises of entrance hallway, reception room, kitchen, one double bedroom and bathroom. The property also benefits with the use of a communal reception area allowing residents to socialise. Available Immediately. EPC Rating C. Council Tax Band B. Holding Fee £213.46. Deposit £1,067.30.







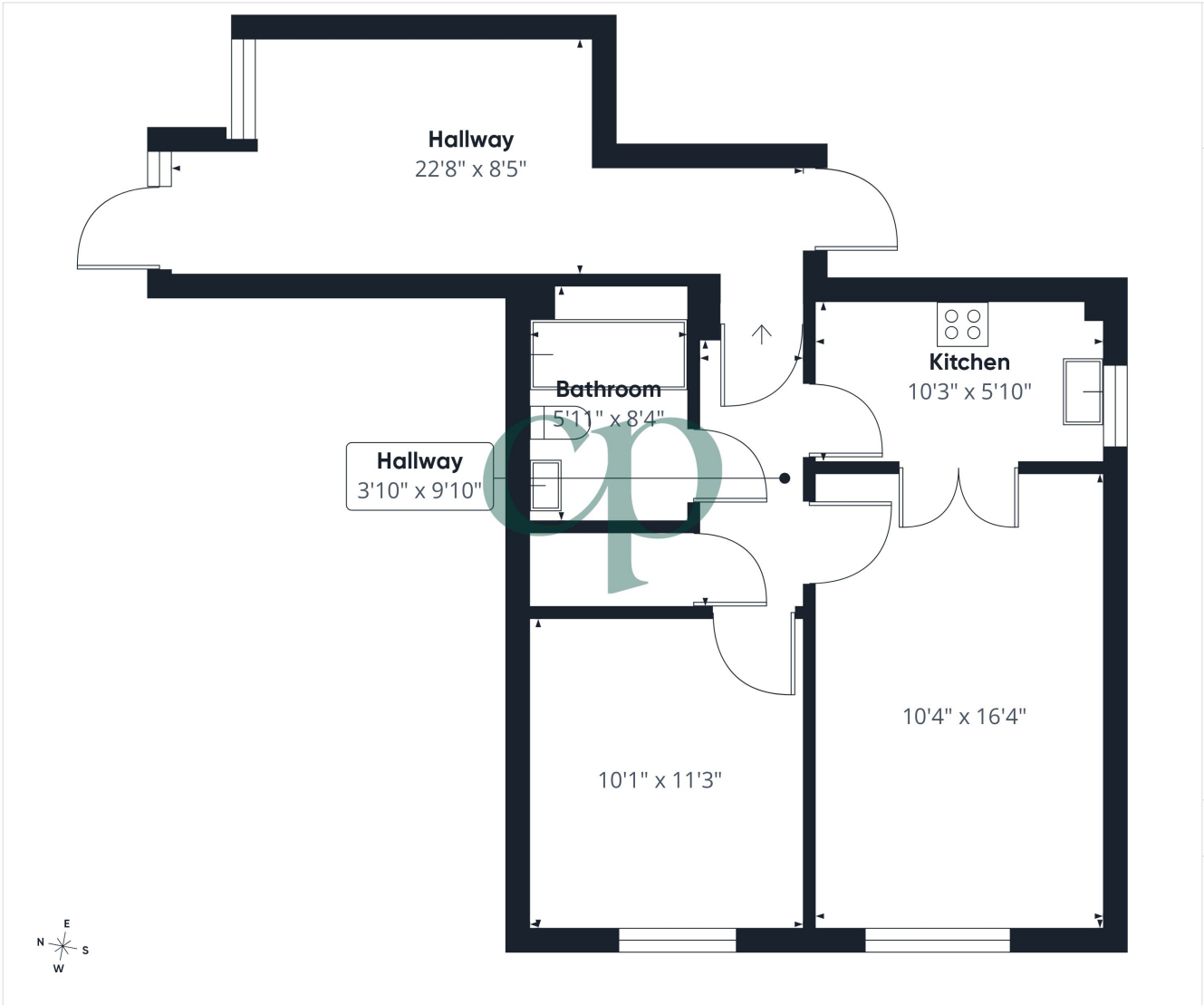
Agency Fees

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.
Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.









country properties

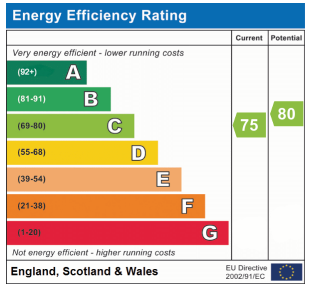
Approximate total area(1)

605 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Country Properties | 79, High Street | SG18 0LA
T: 01767 317799 | E: biggleswade@country-properties.co.uk
www.country-properties.co.uk

country properties