



Sanger Avenue | Biggleswade | SG18 8FY

Rent £1 100 pcm

- Two Bedroom Apartment
- Ground Floor
- Master with Ensuite
- Allocated Parking
- Communal Gardens
- Gas Central Heating
- Initial 6 Month Tenancy
- Council Tax Band 'B'
- EPC Rating 'C'
- Available January 2025

FAQ's

Council Tax Band: B

Pets: Not Allowed

Smoking: Not Allowed

Application Process**Holding Deposit**

We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord declining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit

The deposit is equal to 5 weeks rent.

Tenant Fees

Changes to the Tenancy Agreement - **£50 inc VAT**

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 - £50 inc VAT**

Fob Replacement - **£50 inc VAT**

ENTRANCE HALLWAY Door to Open Plan Living Space: Radiator.

OPEN PLAN LIVING AREA 21' 11" x 15' 08" (6.68m x 4.78m) Open Plan Kitchen/Lounge/Dining Room: Two Windows to Front: Window to Rear: Two Radiators: Modern Fitted Kitchen: Gas Hob: Electric Oven: Space for Washing Machine: Fridge/Freezer: Doors to Inner Hallway Leading to Bedrooms and Family Bathroom.

INNER HALLWAY Doors to Bedrooms: Bathroom: Radiator.

BATHROOM Modern Bathroom: White Suite: Shower Over Bath: Toilet: Wash Hand Basin: Heated Towel Radiator: Storage Cupboard: Window to Front.

MASTER BEDROOM 12' 12" x 12' 03" (3.96m x 3.73m) Window to Rear: Radiator: Door to Ensuite.

ENSUITE Single Shower Cubicle: Wash Hand Basin: Toilet: Heated Towel Radiator: Extraction.

BEDROOM TWO 09' 05" x 07' 07" (2.87m x 2.31m) Window to Front: Radiator.

ALLOCATED PARKING Parking to the Rear

COMMUNAL GARDEN Communal Garden: Drying Area.

