



Hawking Drive | Biggleswade | SG18 8GN

Rent £1,250 pcm

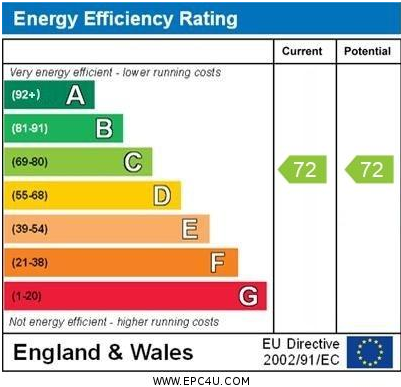
- Second Floor Apartment
- Two Bedrooms
- Ensuite to Master
- Open Plan Lounge/Diner
- Kitchen Appliances Included
- One Allocated Parking Space
- Council Tax Band 'B'
- EPC Rating 'C'
- Initial 6 Month Contract
- Available July

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 dedining. 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 "Referending," 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 Doors to Kitchen: Storage Cupboard: Bedrooms: Lounge/Dining Room: Family Bathroom.

LOUNGE/DINING ROOM 19' 07" x 10' 11" (5.97m x 3.33m) Juliet Balcony to Front: Three Windows to Side: Two Radiators.

KITCHEN 09' 07" x 07' 04" (2.92m x 2.24m) Modern Fitted Kitchen: Window to Rear: Radiator. Kitchen Appliances Include: Freestanding Fridge/Freezer: Washing Machine: Dishwasher: Gas Hob and Electric Oven.

MASTER BEDROOM 10' 11" x 09' 11" (3.33m x 3.02m) Juliet Balcony to Front: Wardrobe: Radiator: Door to Ensuite.

ENSUITE Modern White Suite: Window to Side: Single Shower Cubicle: Toilet: Wash Hand Basin: Radiator.

BEDROOM TWO 10' 01" x 10' 00" (3.07m x 3.05m) Window to Front: Wardrobe: Radiator.

FAMILY BATHROOM Modern White Suite: Shower Over Bath: Wash Hand Basin: Toilet: Radiator.

PARKING The Apartment has One Allocated Parking Space and Three Visitor Spaces.

AGENT DETAILS Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman Agent Fees can be found on our website - harveyrobinson.co.uk

