



Sanger Avenue | Biggleswade | SG18 8FY

Rent £1,150 pcm

- Ground Floor Apartment
- Two Bedrooms
- Ensuite to Master
- Allocated Parking
- Communal Gardens
- Gas Central Heating
- Unfurnished
- Council Tax Band 'B'
- EPC Rating 'C'
- Available End of March

**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.

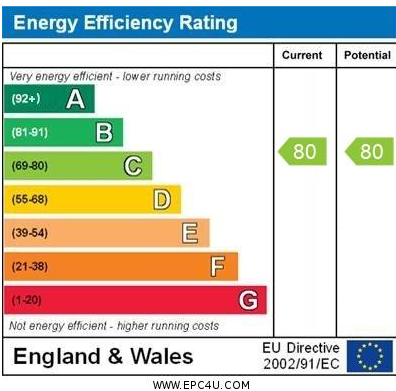
**Tenant Fees**

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.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website

