



Parry Rise | Biggleswade | SG18 8FU

Rent £1,800 pcm

- Three Bedroom Townhouse
- Gas Central Heating
- Local To Amenities
- Parking To Side Of Property
- White Goods Integrated
- Kings Reach Estate
- Garage
- EPC Rating 'B'
- Council Tax Band 'D'
- Available End of July 2026

FAQ's

Council Tax Band: D

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 "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.

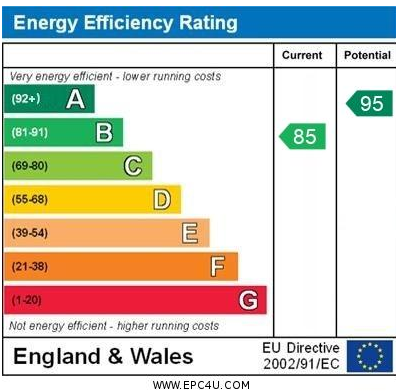
Tenant Fees

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 HALL Doors Leading To Kitchen: Cloakroom: Lounge: Stairs.

KITCHEN 12' 04" x 7' 04" (3.76m x 2.24m) White Gloss Wall And Base Kitchen Units: Integrated Dishwasher: Integrated Fridge/Freezer: Integrated Washing Machine: Vinyl Flooring: Window To Front.

CLOAKROOM 6' 05" x 3' 04" (1.96m x 1.02m) White Ceramic Toilet: White Ceramic Basin: Vinyl Flooring: Radiator.

LOUNGE 13' 10" x 12' 06" (4.22m x 3.81m) White Painted Walls: Laminate Flooring: Radiator: Patio Doors Leading To Garden.

MASTER BEDROOM 18' 11" x 8' 11" (5.77m x 2.72m) Built In Wardrobes: New Carpet: Stairs Leading To Bedroom: Velux Window: Window To Front: Radiator.

ENSUITE 7' 08" x 4' 07" (2.34m x 1.4m) White Ceramic Toilet: White Ceramic Basin: Shower Cubicle: Vinyl Flooring: Velux Window: Radiator.

BEDROOM TWO 13' 11" x 12' 06" (4.24m x 3.81m) New Carpet: White Painted Walls: Window To Rear: Radiator.

BEDROOM THREE 9' 06" x 7' 01" (2.9m x 2.16m) New Carpet: White Painted Walls: Window To Front: Radiator.

FAMILY BATHROOM 7' 01" x 6' 02" (2.16m x 1.88m) White Ceramic Basin: White Ceramic Toilet: White Ceramic Bath With Tiled Walls: Vinyl Flooring: Radiator.

GARDEN Laid Grass: Patio Area: Side Access To Garden: Personal Door To Garage.

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

