



Saffron Road | Biggleswade | SG18 8DJ

Rent £950 pcm

- Ground Floor Apartment
- One Bedroom
- Part Furnished
- Walking Distance to Train Station
- Allocated Parking
- Double Glazing
- Gas Central Heating
- EPC Rating C
- Council Tax Band A
- Available Now

**FAQ's**  
Council Tax Band: A  
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 HALL** 6' 11" x 2' 09" (2.11m x 0.84m) Main Front Door: Fitted Carpet.

**BEDROOM** 8' 09" x 6' 10" (2.67m x 2.08m) Window to Front: Double Bed Frame: Single Free Standing Wardrobe: Fitted Carpet: Radiator.

**LOUNGE** 11' 08" x 10' 09" (3.56m x 3.28m) Window to Side and Rear: TV and Stand: Fitted Carpet: Radiator.

**KITCHEN** 9' 05" x 5' 10" (2.87m x 1.78m) Window to Rear: Range of Base and Wall Units: Electric Cooker: Free Standing Washing Machine and Fridge/Freezer: Vinyl Flooring: Radiator.

**BATHROOM** 5' 11" x 5' 10" (1.8m x 1.78m) Obscured Window to Front: Bath with Shower Over: Sink: Toilet: Storage Cupboard: Vinyl Flooring: Radiator.

**PARKING** One Allocated Parking Space.

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

