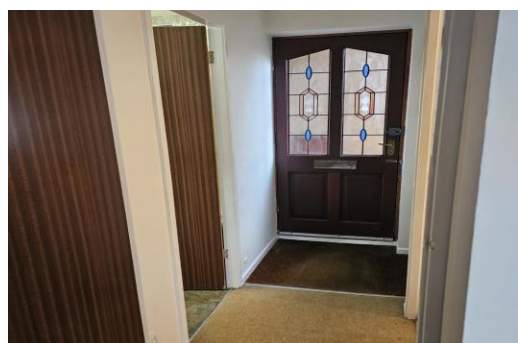




Saffron Road | Biggleswade | SG18 8DJ

Rent £800 pcm

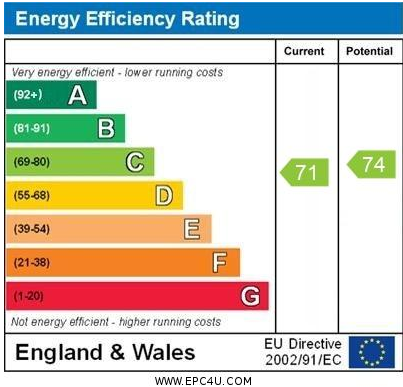
- Ground Floor Apartment
- Walking Distance to Train Station
- One Bedroom
- Unfurnished
- Allocated Parking
- Double Glazing
- Gas Central Heating
- EPC Rating C
- Council Tax Band A
- Available Now

FAQ's
Council Tax Band: A
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**



PROPERTY OVERVIEW Centrally located unfurnished ground floor apartment, 5-minute walk from the train station and town centre (with a fast train journey time of 40 minutes into Kings Cross) and a 40-minute average drive to Cambridge. The Apartment includes Allocated Parking in a central location, a brand new Boiler with Hive heating control, Double Glazing, refurbished electrics and an EPC Rating C. Council Tax Band A. The Flat is served by local amenities including sharing a road with a GP practice and a dentist and 3 minute walk to a supermarket, and 5 minute walk to the River Ivel. Available NOW.

This Apartment is low maintenance and efficiently designed with plenty of storage. The Landlord is pet friendly.

ENTRANCE HALL 6' 11" x 2' 09" (2.11m x 0.84m) Main Front Door: Fitted Carpet: Doors to Bedroom, Lounge and Bathroom.

BEDROOM 8' 09" x 6' 10" (2.67m x 2.08m) Window to Front: Fitted Carpet: Radiator. Bedroom can fit a double standard bed, wardrobe and side table.

LOUNGE 11' 08" x 10' 09" (3.56m x 3.28m) Window to Side and Rear: Fitted Carpet: Radiator: Opening to Kitchen: Storage Cupboard: Hive thermostat.

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: Generous U-shape Worktop: 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

