



Rutherford Way | Biggleswade | SG18 8GA

Rent £995 pcm

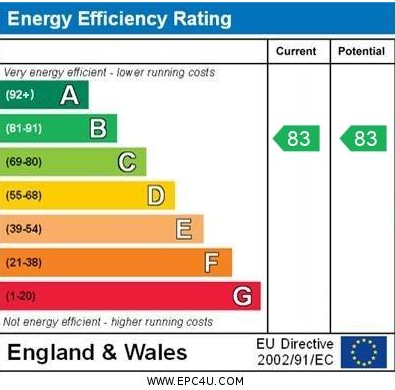
- First Floor Apartment
- One Bedroom
- Open Plan Kitchen/Lounge
- White Good Included
- Communal Garden
- Allocated Parking
- Council Tax Band 'A'
- EPC Rating 'B'
- Long/Short Term Let
- Available October 2025

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 HALLWAY Doors to Kitchen/Lounge: Bedroom: Bathroom: Two Storage Cupboards: Radiator.

KITCHEN/LOUNGE 20' 07" x 16' 01" (6.27m x 4.9m) Modern Fitted Kitchen: White Goods Include: Freestanding Fridge/Freezer: Washing Machine: Integrated Gas Hob: Electric Oven: Extraction: Window to Front. Lounge - Window to Front: Juliet Balcony to Side: Radiator.

BEDROOM 10' 10" x 10' 01" (3.3m x 3.07m) Window to Side: Fitted Wardrobe: Radiator.

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

GARDEN Rear Communal Garden.

ALLOCATED 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

