



## Sullivan Court | Biggleswade | SG18 8SQ

Rent £1,300 pcm

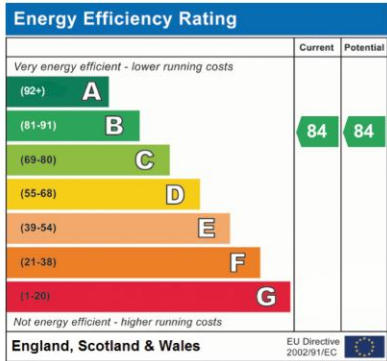
- Two Bedroom Apartment
- Gas Central Heating
- Optional  
Furnished/Unfurnished
- Modern Throughout
- Integrated Appliances
- Local To Amenities
- Close To Schools
- Council Tax Band 'A'
- EPC Rating 'B'
- Available Early January 2026

**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** 14' 08" x 3' 10" (4.47m x 1.17m) Vinyl Flooring: White Painted Walls: Doors Leading To All Rooms.

**BATHROOM** 6' 05" x 6' 03" (1.96m x 1.91m) Tiled Flooring: Tiled Walls: White Ceramic Suite: Shower Over Bath: Mirror Fitted To Wall: Heated Towel Radiator.

**BEDROOM ONE** 10' 11" x 10' 07" (3.33m x 3.23m) Large Wardrobe: Double Bed Frame And Mattress: Dressing Table: Chest Of Drawers: Grey Fitted Carpet: Window To Front: Radiator.

**ENSUITE** 7' 01" x 4' 06" (2.16m x 1.37m) Tiled Walls: Tiled Flooring: Heated Towel Radiator: White Ceramic Suite: Shower Cubicle: Mirror Fitted To Wall.

**BEDROOM TWO** 12' 10" x 6' 03" (3.91m x 1.91m) Grey Fitted Carpet: Window To Side: White Painted Walls: Double Bed Frame And Mattress: Bedside Table: Chest Of Drawers.

**KITCHEN** 9' 04" x 5' 11" (2.84m x 1.8m) Vinyl Flooring: White Gloss Kitchen Wall And Base Units: Integrated Washing Machine: Integrated Fridge Freezer: Integrated Slimline Dishwasher: Rug: Kitchen Appliances: Gas Hob: Electric Oven: Kitchen Utensils.

**LIVING ROOM** 13' 03" x 10' 09" (4.04m x 3.28m) White Painted Walls: Vinyl Flooring: Table And Chairs: Sofa: Coffee Table: Tv And Unit: Shelving Unit: Window To Side: Juliet Balcony.

**PARKING** Two Allocated Parking Spaces To Rear.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - [www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)

