



Boxgrove Priory | Bedford | MK41 0TQ

Rent £1,495 pcm

- Three Bedrooms
- End of Terrace
- Ensuite to Master
- Cloakroom
- Unfurnished
- Single Garage
- Enclosed Garden
- Council Tax Band D
- EPC Rating C
- Available August

**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.

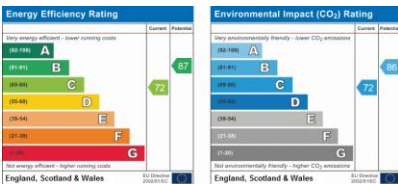
**Tenant Fees**

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** Front Door leading to entrance hall: Doors to Lounge and Cloakroom.

**CLOAKROOM** Window to Front: Toilet: Sink: Radiator.

**LOUNGE** 14' 2" x 8' 4" (4.32m x 2.54m) Window to Front: Fitted Carpet: Radiator.

**KITCHEN/DINER** 15' 6" x 9' 1" (4.72m x 2.77m) Window and French doors to Rear: Integrated Oven and Gas Hob: Extractor Hood: Space for Fridge/Freezer: Plumbing Washing Machine: Radiator: Under Stairs Cupboard.

**MASTER BEDROOM** 12' 0" x 9' 8" (3.66m x 2.95m) Windows to Front: Built in Wardrobe: Radiator: Door to Ensuite.

**ENSUITE** Window to Front: Toilet: Sink: Shower Cubicle.

**BEDROOM TWO** 7' 9" x 9' 3" (2.36m x 2.82m) Window to Rear: Radiator.

**BEDROOM THREE** 8' 11" x 5' 11" (2.72m x 1.8m) Window to Rear: Radiator.

**BATHROOM** Window to Side: Toilet: Sink: Bath with Shower Over: Radiator.

**REAR GARDEN** Enclosed: Gated Access to Rear: Single Garage to Rear.

**SINGLE GARAGE** Up and Over Door.

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

