HARVEY ROBINSON

01480 454040

lettings@harveyrobinson.co.uk









Tavener Drive | Biggleswade | SG18 8GZ

Rent £1,395 pcm

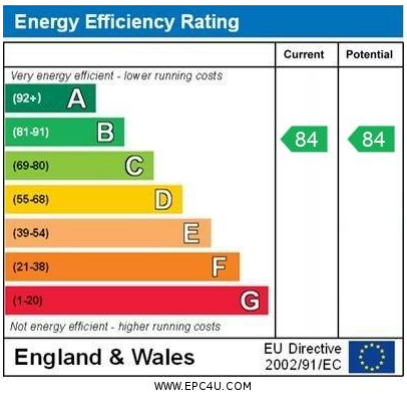
- Immaculate First Floor Apartment
- Two Bedrooms
- Ensuite to Master
- Open Plan Living
- Juliet Balcony
- Gas Central Heating
- Two Allocated Parking Spaces
- Council Tax Band B
- EPC Rating B
- Available December

FAQ's
Council Tax Band: B
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 declining. 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 Main Door from Communal Corridor: Herringbone Vinyl Flooring: Large Storage Cupboard: Doors to All Rooms.

LOUNGE 15' 02" x 13' 03" (4.62m x 4.04m) Herringbone Vinyl Flooring: Radiator: Juliet Balcony: Opening to Kitchen.

KITCHEN 10' 01" x 7' 00" (3.07m x 2.13m) Window to Front: Range of Base and Wall Units: Integrated Dishwasher, Washing Machine and Fridge Freezer: Electric Oven: Gas Hob: Extractor Hood: Herringbone Vinyl Flooring.

MASTER BEDROOM 13' 03" x 10' 10" (4.04m x 3.3m) Window to Side: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 7' 04" x 4' 10" (2.24m x 1.47m) Shower Cubicle: Wash Hand Basin: Toilet: Extractor Fan: Vinyl Flooring: Radiator.

BEDROOM TWO 10' 08" x 9' 05" (3.25m x 2.87m) Window to Rear: Fitted Carpet: Radiator.

BATHROOM 6' 11" x 6' 04" (2.11m x 1.93m) Bath with Shower Over: Wash Hand Basin with Storage: Toilet: Extractor Fan: Vinyl Flooring: Radiator.

OUTSIDE Two Allocated Parking Spaces.
Bin Store Area.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk



