



Venus Avenue | Biggleswade | SG18 8FJ

Rent £1,350 pcm

- Top Floor Apartment
- Two Bedrooms
- Ensuite to Master
- Large Balcony with Field Views
- Lounge/Diner
- Part Furnished
- Allocated Parking
- Council Tax Band B
- EPC Rating C
- Available April

FAQ's

Council Tax Band: B
 Pets: Not Allowed
 Smoking: Not Allowed

Application Process

Holding Deposit

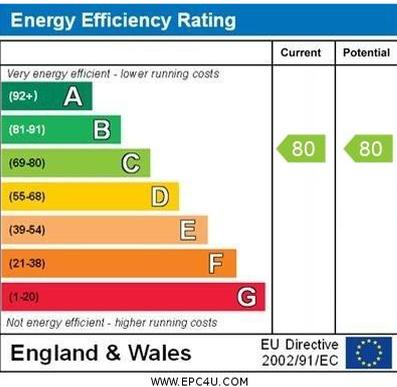
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord 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 Front Door: Storage Cupboard: Laminate Flooring: Radiator: Doors to Lounge/Diner, Bedrooms and Bathroom.

LOUNGE/DINER 20' 04" x 11' 08" (6.2m x 3.56m) Two Sets of Patio Doors opening onto Large Wrap Around Balcony: Sofa: Laminate Flooring: Radiator: Opening to Kitchen.

KITCHEN 10' 00" x 6' 08" (3.05m x 2.03m) Window to Front: Range of Base and Wall Units: Freestanding Fridge/Freezer and Washing Machine: Gas Hob: Electric Oven: Extractor Hood: Vinyl Flooring.

MAIN BEDROOM 10' 07" x 10' 06" (3.23m x 3.2m) Windows to Side and Rear: Freestanding Wardrobe: Fitted Carpet: Radiator.

ENSUITE Window to Side: Shower Cubicle: Toilet: Wash Hand Basin: Tiled Flooring: Radiator.

BEDROOM TWO 10' 07" x 07' 11" (3.23m x 2.41m) Window to Rear: Fitted Carpet: Radiator.

BATHROOM Three Piece Suite: Bath with Shower Over: Toilet: Wash Hand Basin: Mirrored Vanity Cabinet: Tiled Flooring: Radiator.

OUTSIDE Wrap Around Balcony with Field Views. Allocated Parking.

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

