

## FLAT 16 Swan House, Bedford, MK40 £700 per month, For long let

Compass Lettings present One Bedroom second floor flat



Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

Compass Lettings are pleased to offer this 1 bedroom, second floor apartment situated in Swan House on The Embankment/High Street, Bedford. An exclusive and contemporary designed riverside/town centre development comprising studio and 1 bed apartments all with high quality finishes, most with stunning views overlooking the embankment.

Flat 13 is on the second floor with an Embankment aspect and is a one bedroom apartment, circa 506 square feet, with lift access.

Accommodation comprises of: living/kitchen area, bedroom, bathroom and hallway with two cupboards. The apartment comes with video/telephone entry and lockable post boxes, as well as electric heating.

<b>Please note: A planning application was submitted in May 2016 for the addition of a third floor to the building.</b>

Call Compass Lettings today on 01234 347774.

COUNCIL TAX TELEPHONE BEDFORD BOROUGH COUNCIL DIRECT LINE 01234-221659.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

Compass Lettings for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Lettings has any authority to make or give any representation or warranty whatsoever in relation to the property. OCTOBER 2018.

NB - The rental price does not include Administration or Referencing fees.

Please note at present we are unable to accept any applicants who are in receipt of housing benefit.

At present none of our Landlords accept pets.

No smokers.

Please note our fees are as follows:

Referencing - £120.00 inc. VAT per person (100% non refundable)

Admin Fee - £210.00 inc. VAT for a single occupant, £270.00 inc. VAT for 2 occupants.

\*Deposit – 1 months' rent (unless otherwise specified)

\*Tenants deposits are securely held under the Government Approved DPS (Deposit Protection Service) scheme.