



1 Literary Walk | 40 High Street | Huntingdon | PE29 3EP

Rent £725 pcm

- Town Centre Apartment
- First Floor
- One Bedroom
- Electric Heating
- No Parking
- Short/Long term
- Central Location
- Council Tax Band A
- Unfurnished
- Available May 2024

**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 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** Leading to stairs, doors to Flats 1 & 2

**LOUNGE** 15' 3" x 13' 0" (4.65m x 3.96m) Lounge - Two Sash Windows to Front, electric wall mounted heater, steps up to internal hallway with doors to bedroom and bathroom, door to kitchen.

Kitchen/Utility: Modern Base and Wall Mounted Units: Work Top Over: Electric Hob and Oven: Space from Fridge/Freezer: Plumbing for Washing Machine.

**KITCHEN** 6' 8" x 5' 8" (2.03m x 1.73m) Fitted kitchen with a range of base & wall units, worksurface, stainless steel sink & drainer, electric oven & electric hob, filter hood, plumbing for washing machine, space for fridge/freezer.

**BEDROOM ONE** 8' 11" x 8' 3" (2.72m x 2.51m) Sash window to Front: Electric Heater.

**SHOWER ROOM** Three Piece Suite: Shower Cubicle: Toilet: Wash Hand Basin: Heater Towel Rail.

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