



144-146 Honey Hill Road | | Bedford | MK40 4PD

Rent £775 pcm

- First Floor Apartment
- One Bedroom
- Neutral Decor
- Double Glazing
- Gas Central Heating
- Allocated Parking
- Council Tax Band 'A'
- No Pets
- Town Location
- Available January 2024

**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**

**HALLWAY** Door from Communal Hallway: Cupboard Housing Hot Water Tank: Doors to Living Room, Bedroom and Bathroom.

**LIVING ROOM** 13' 0" x 12' 3" (3.96m x 3.73m) Window to Rear: Radiator.

**KITCHEN** 10' 1" x 5' 10" (3.07m x 1.78m) Window to Side: Integrated Electric oven and Gas Hob: Extractor Hood: Freestanding Fridge: Plumbing for Washing Machine.

**BEDROOM** 12' 3" x 10' 0" (3.73m x 3.05m) Window to Rear: Radiator.

**BATHROOM** 6' 8" x 6' 4" (2.03m x 1.93m) Window to Side: Toilet: Sink: Bath with Shower Over.

