



Brookland Terrace | Huntingdon | Cambridgeshire | PE29 3HE

Rent £825 pcm

- First Floor Apartment
- One Bedroom
- Electric Heating
- Redecorated Throughout
- Communal Garden
- Allocated Parking
- Close to Town Centre
- EPC Rating 'C'
- Council Tax Band 'A'
- Available Now

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**

Lounge 11' 5" x 11' 4" (3.48m x 3.45m) UPVC Double Glazed Window To Front Aspect: Vertical blinds: Electric Storage Heater.

Kitchen 7' 11" x 5' 7" (2.41m x 1.7m) UPVC Double Glazed Window To Rear Aspect: Range Of Light Beech Eye Level And Base Units: Dark Work Surfaces: Tiled Splash Backs: Electric Cooker: Space For Under Counter Fridge And Washing Machine.

Bedroom 10' 00" x 9' 11" (3.05m x 3.02m) UPVC Double Glazed Window To Front Aspect: Vertical Blinds: Electric Storage Heater.

Bathroom 8' 1" x 4' 9" (2.46m x 1.45m) Three Piece White Bath Suite: Electric Shower Over Bath: Tiled Splash Backs: Extractor Fan: Wall Heater.

Entrance Hall Doors leading to all other rooms.

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

