



48 Hawkins Court | Huntingdon | PE29 3PS

Rent £825pcm

- Apartment
- Two Bedrooms
- Ensuite to Master
- Integrated Appliances
- Allocated Parking
- Town Centre Location
- Council Tax Band B
- No Pets
- Unfurnished
- Available September

**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 "Right To Rent" checks, 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 1 months rent.

**Tenant Fees**

Changes to the Tenancy Agreement - **£50 inc VAT**

Re-marketing of the property in order to break the tenancy - **£300 inc VAT**

The re-marketing fee covers all marketing & referencing of the new tenant. To break a tenancy we must seek authorisation from the Landlord. You will be responsible for the rent & bills until a new tenant takes up occupation or your existing tenancy lapses.

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 inc VAT**

Fob Replacement - **£50 inc VAT**

**ENTRANCE HALL**

Door from Communal Hallway: Airing Cupboard with Heating System: Doors to All Rooms.

**LOUNGE / KITCHEN**

18' 9" x 15' 11" (5.72m x 4.85m) Open Plan Lounge and Kitchen: Lounge Area - Juliet Balcony: TV and Telephone Points: Intercom System: Electric Heater. Kitchen - Integrated Electric Oven and Hob: Cooker Hood: Integrated Washing Machine: Integrated Dishwasher: Space for Fridge Freezer.

**MASTER BEDROOM**

15' 5" x 10' 8" (4.7m x 3.25m) TV and Telephone Points: Electric Heater: Door to Ensuite.

**ENSUITE**

Three Piece Suite: Corner Shower Cubicle: WC: Wash Hand Basin: Extractor Fan: Shaver Point: Heated Towel Rail.

**BEDROOM TWO**

12' 2" x 8' 7" (3.71m x 2.62m) Electric Heater.

**BATHROOM**

9' 10" x 5' 7" (3m x 1.7m) Three Piece Suite: Bath: WC: Wash Hand Basin: Extractor Fan: Shaver Point: Heated Towel Rail.

**PARKING**

There is one allocated parking space in the secure undercroft car park.

