



Princes Street | | HUNTINGDON | PE29 3PS

Rent £825 pcm

- Two Bedrooms
- En-Suite To Master
- Integrated Appliances
- Town Centre Location
- Unfurnished
- Secure Parking
- Initial 6 Month Contract
- NO PETS
- Council Tax Band B
- Available July 2022

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**

PARKING

One Allocated Parking Space with Secure Gated Access.

ENTRANCE HALL

Door from Communal Hallway: Doors to All Rooms.

LIVING ROOM

Open Plan Living Area: Juliette Balcony: Entry phone: Electric Heater.

KITCHEN

Open Plan to Living Room: Fitted Kitchen: Integrated Oven: Integrated Washing Machine: Integrated Dishwasher.

MASTER BEDROOM

Double Glazed Window: Electric Heater: Door to Ensuite.

ENSUITE

Corner Shower: Toilet: Sink: Extractor Fan: Shaver Point: Heated Towel Rail.

BEDROOM TWO

Double Glazed Window: Electric Heater.

BATHROOM

Bath: Toilet: Sink: Extractor Fan: Shaver Point: Heated Towel Rail.

COMMUNAL ENTRANCE

Communal Door with Keyless and Coded Entry System: Door to Parking: Stairs and Lift to all floors.

