



Park Lane | Godmanchester | Huntingdon | PE29 2AG

Rent £995 pcm

- Ground Floor Apartment
- Two Bedrooms
- 17ft Lounge/Diner
- UPVC Double Glazed
- Gas Central Heating
- Council Tax Band 'A'
- EPC Rating 'C'
- Off Road Parking
- Unfurnished
- Available Mid August

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 Obscured Door to Front: Storage Cupboard: Radiator.

LOUNGE/DINING ROOM 17' 03" x 10' 08" (5.26m x 3.25m) Window to front: Radiator.

KITCHEN 12' 02" x 07' 01" (3.71m x 2.16m) Window and Door to Rear: Base and Wall Units: Electric Oven and Gas Hob: Extractor Hood: Space for Fridge/Freezer: Integrated Dishwasher and Washing Machine: Radiator.

MASTER BEDROOM 13' 09" x 09' 06" (4.19m x 2.9m) Double glazed window to rear: Built in wardrobe: Radiator.

BEDROOM TWO 09' 06" x 07' 09" (2.9m x 2.36m) Window to Front: Built In Wardrobe: Radiator.

BATHROOM Obscured Window to Rear: Toilet: Wash Hand Basin: Bath with Shower Over: Shaver point: Heated Towel Rail.

GARDEN There is a low maintenance garden to the front which is laid to lawn with patio area.

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

