01480 454040

lettings@harveyrobinson.co.uk

77 Ermine Street | | Huntingdon | PE29 3EZ

Rent £650 pcm

- One Bedroom
- Well Presented
- Integrated Appliances
- Gas Central Heating
- Allocated Parking
- Close to Town Centre
- Close to Train Station
- Unfurnished
- Council Tax Band 'A'
- Available May 2020

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 "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**

Kitchen

10' 0" x 9' 2" (3.05m x 2.79m) Window to Side: Integrated Oven: Gas Hob: Extraction: Integrated Appliances: Washing Machine: Dishwasher: Fridge/Freezer: Doors to Living Room and Entrance Hall.

Bathroom

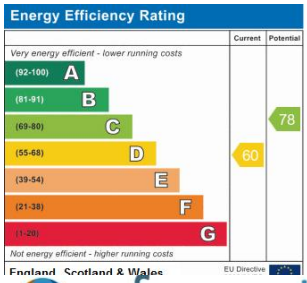
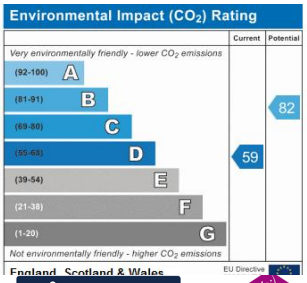
6' 7" x 6' 7" (2.01m x 2.01m) Window to Rear: Bath with Shower Over: WC: Wash Hand Basin: Heated Towel Rail and Radiator: Door to Entrance Hall.

Living Room

15' 7" x 12' 10" (4.75m x 3.91m) Reconditioned Sash Windows to side: Decorative Fireplace: Radiator: Doors to Kitchen: Bedroom: Storage Cupboard.

Master Bedroom

15' 11" x 8' 0" (4.85m x 2.44m) Window to Rear: Radiator: Door to Living Room.

Entrance Hall

Storage Cupboard housing Boiler: Doors to Bathroom and Kitchen.