01480 454040

lettings@harveyrobinson.co.uk

68 High Street | | HUNTINGDON | PE29 3DN

Rent £595 pcm

- Ground Floor Apartment
- One Bedroom
- Town Centre Location
- Gas Central Heating
- One Allocated Parking Space
- Close to Train/Bus Stations
- NO PETS
- Council Tax Band 'A'
- Unfurnished
- Available September

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**

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Living Room/Kitchen

21' 10" x 13' 06" (6.65m x 4.11m) Three Windows to Front: Two Radiators: Modern Kitchen: Integrated Electric Oven: Has Hob: Extractor Hood: Plumbing for Washing Machine: Space for Fridge/Freezer.

Bedroom

10' 30" x 10' 04" (3.81m x 3.15m) Window to Side: Built-in Wardrobe: Radiator.

En-Suite Shower Room

Shower Cubide: WC: Wash Hand Basin: Heated Towel Radiator.

ALLOCATED PARKING

Parking space located to the rear.

Notes

Please note: The property is a Grade II Listed Building and therefore is exempt from EPC.

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