



Riverside Mill | Godmanchester | PE29 2ES

Rent £895pcm

- Top Floor Apartment
- Two Bedrooms
- Electric Heating
- Close to Town Centre
- Allocated Parking
- Views over River Great Ouse
- Council Tax Band B
- EPC Rating C
- Unfurnished
- Available NOW

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 dedining. 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 Door to Front: Stairs to Second Level of Apartment:
Under Stairs Recess: Door to Living Area and Kitchen.

LOUNGE 14' 6" x 12' 8" (4.42m x 3.86m) Windows to Side overlooking River Great Ouse and Riverside Park: Storage Heater.

KITCHEN Window to Side: Fitted Kitchen: Free Standing Oven and Hob:
Washing Machine: Fridge/Freezer.

MASTER BEDROOM 10' 4" x 8' 8" (3.15m x 2.64m) Vaulted Ceiling with Feature Timber Beams: 'Velux' Style Window: Built-in Over-stairs Storage Cupboard: Electric Heater.

BEDROOM TWO 9' 3" x 7' 2" (2.82m x 2.18m) Vaulted Ceiling with Feature Timber Beams: 'Velux' Style Window: Electric Heater.

BATHROOM 'Velux' Style Window: Fitted Three Piece Suite: Sink: Toilet: Bath with Shower Over: Electric Heater.

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

