



70 Kings Road | Eaton Socon | St. Neots | PE19 8DU

Rent £725 pcm

- Two Double Bedrooms
- First Floor Apartment
- Well Presented
- Double Glazing
- Gas Central Heating
- One Parking Space
- Unfurnished
- Council Tax Band A
- Available May 2021

**FAQ's**

Council Tax Band: A  
 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**

**ENTRANCE HALL**

Entrance From Communal Hall: Intercom System: Open plan to Lounge: Doors to Kitchen, Bedrooms and Bathroom: Walk-in Storage Cupboard: Wood Effect Laminate Flooring.

**LOUNGE**

12' 1" x 11' 6" (3.68m x 3.51m) TV and Telephone Points: Radiator: Wood Effect Laminate Flooring.

**KITCHEN**

10' 0" x 9' 5" (3.05m x 2.87m) Fitted Kitchen: Electric Oven and Hob: Extractor Fan: Space for Fridge/Freezer: Plumbing for Washing Machine: Radiator.

**MASTER BEDROOM**

11' 4" x 11' 4" (3.45m x 3.45m) Radiator: Wood Effect Laminate Flooring.

**BEDROOM TWO**

10' 8" x 7' 1" (3.25m x 2.16m) Radiator: Wood Effect Laminate Flooring.

**BATHROOM**

Three Piece Suite: WC: Wash Hand Basin: Bath with Shower Attachment: Extractor Fan: Radiator.

