



15 Swift Close | St Neots | PE19 1NW

Rent £825 pcm

- Two Double Bedrooms
- Lounge
- Kitchen/Diner
- Enclosed Garden
- Close to Train Station
- Allocated Parking
- Gas Central Heating
- Council Tax Band 'B'
- Unfurnished
- Available End of August

FAQ's

Council Tax Band: B
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**

Lounge

UPVC double glazed window to front aspect, coving, television point, stairs to First Floor with under stairs recess, two radiators, wood laminate flooring, door to Kitchen/Diner.

Kitchen/Diner

Double glazed door and window to rear aspect, fitted kitchen comprising base and wall mounted units, work surfaces, one and a half bowl sink and drainer, tiled splash backs, plumbing for washing machine, space for under counter fridge, wall mounted gas fired boiler, radiator.

Landing

Loft access, doors to:-

Master Bedroom

Two double glazed windows to front aspect, over stairs airing cupboard housing hot water tank and shelving, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bathroom

Fitted suite comprising WC, pedestal wash hand basin, side panel bath, extractor, shaver point and light, radiator.

Front Garden

Small lawn area, two allocated parking places.

Rear Garden

Enclosed garden being primarily laid to lawn, patio area.

Entrance Porch

UPVC double glazed obscured door to front aspect, coving, wood laminate flooring, arch to Lounge.

