



4 Castle Hill Court | Huntingdon | | PE29 3TJ

Rent £610 pcm

- Town Centre Apartment
- One Bedroom
- First Floor
- Open Plan Living
- Allocated Parking
- Gas Central Heating
- Close to Guided Bus
- NO PETS
- Unfurnished
- Available Now

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**

Communal Hall

Door to Front: Access for the Two Flats: Door to Stairs Leading to First Floor Landing.

Landing

Storage Cupboard in Eaves: Doors leading to all rooms.

Living Area

17' 7" x 10' 2" (5.36m x 3.1m) Lounge/Dining Area: Sash Style Double Glazed Window to Side: Velux Window: Loft Access: Secure Phone Entry System: Radiator.

Kitchen Area: Base Mounted Units with Work Surfaces Over: Integrated Electric Oven: Gas Hob: Extraction: Plumbing for Washing Machine.

Bedroom

10' 2" x 8' 9" (3.1m x 2.67m) Sash Style Double Glazed Window to Front: Built in Wardrobe: Radiator.

Bathroom

Double Glazed Window to Side: WC: Wash Hand Basin: Bath with Shower Over: Radiator.

Outside

One Allocated Parking Space to the Front of Building.

