



41 Temple Place | | Huntingdon | PE29 3RT

Rent £975 pcm

- Two Bedrooms
- Second Floor Apartment
- Central Town Location
- Close to Transport Links
- Immaculately Presented
- River Views
- Allocated Parking
- Council Tax Band 'B'
- EPC Rating 'C'
- Available June 2024

**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 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 "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**

**Lounge/Dining Room** 2x UPVC double glazed windows, television point, telephone point, carpet flooring.

**Kitchen** UPVC double glazed window, fitted kitchen with wall and base units, stainless steel sink with one and a half bowl sink, integrated electric oven with gas cooker, stainless steel cooker hood, integrated fridge/freezer with space for washing machine and dishwasher, cupboard with wall mounted gas boiler, laminate flooring.

**Master Bedroom** UPVC double glazed window, built in wardrobes.

**En-suite WC**, wash hand basin inset to vanity unit, tiled splash back, shower cubicle with shower over, extractor, shaver point, heated towel rail, laminate flooring.

**Bedroom Two** UPVC double glazed window, built in wardrobe with hidden study.

**Bathroom** WC, pedestal wash hand basin, extractor, shaver point, heated towel rail, laminate flooring.

**Parking** There is 1 allocated car parking space. There is a communal refuse area.

**Hallway** Door to entrance, carpet flooring, doors to bedroom two, master bedroom, lounge/dining room and the bathroom.

