



Anglian House | Ambury Road South | Huntingdon | PE29 3PD

Rent £1,200 pcm

- Town Centre Apartment
- Two Bedrooms
- Ground Floor
- Kitchen Appliances Included
- Gas Central Heating
- Redecorated Throughout
- Garden
- Allocated Parking
- 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 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**

ENTRANCE HALL Airing cupboard: Doors to Bedrooms: Bathroom and Lounge/Kitchen/Diner

OPEN PLAN LIVING AREA 16' 11" x 15' 4" (5.16m x 4.67m) Double glazed windows to rear: French doors leading into Garden. Measurements include Kitchen Space.

KITCHEN AREA Fitted with a range of base and wall mounted units with worktop over: Integrated Oven: Microwave: Hob with extraction: Fridge/Freezer: Dishwasher and Washing Machine.

MASTER BEDROOM 12' 9" x 11' 1" (3.89m x 3.38m) Double glazed window: Fitted double wardrobe: Door to Ensuite.

ENSUITE White suite: WC: Wash hand basin: Shower cubicle: Heated towel rail.

BEDROOM TWO 11' 1" x 7' 3" (3.38m x 2.21m) Double glazed window to rear.

BATHROOM White suite: WC: Wash hand basin: Bath with shower over: Heated towel rail.

OUTSIDE Garden: Laid to lawn: Paved patio Area: Storage shed.

PARKING The apartment has one allocated parking space.

