



B35 Riverside Mill | Godmanchester | Huntingdon | PE29 2ER

Rent £650 pcm

- Second Floor Apartment
- One Bedroom
- Allocated Parking
- Unfurnished
- Views Over the Meadow
- Close to Town Centre
- Lift
- Council Tax Band B
- No Pets
- Available October

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 "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**

FRONT DOOR

Leading into the Lounge.

LOUNGE

13' 01" x 08' 06" (3.99m x 2.59m) Fitted Carpets: Electric Meter Cupboard: Electric Storage Heater: Large Under Stair Storage Cupboard.

KITCHEN

08' 06" x 07' 04" (2.59m x 2.24m) Fitted Kitchen: Range of Modern Base and Wall Mounted Units: Electric Oven: Hon: Extractions Fan: Space for Fridge Freezer: Pull Down Breakfast Bar.

BEDROOM ONE

13' 03" x 08' 06" (4.04m x 2.59m) Measurements taken into Recess. Velux Window to Front: Fitted Wardrobe with Hanging Space.

BATHROOM

08' 06" x 05' 06" (2.59m x 1.68m) Fitted Bathroom: Wash Hand Basin: Toilet: Shower Over Bath: Storage Cupboard.

COMMUNAL LAUNDRY AREA

There is a communal Laundry Area within the development.

ALLOCATED PARKING

One Allocated Parking Space.

