



48 Thames Road | | Huntingdon | PE29 1QW

Rent £625 pcm

- One Bedroom
- First Floor Apartment
- Lounge/Dining Room
- Overlooking Gardens
- On Road Parking
- Fantastic Storage
- Gas Central Heating
- Council Tax Band 'A'
- NO PETS
- Available IMMEDIATELY

**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**

**ENTRANCE HALLWAY**

Good Size Hallway: Hanging Space: Storage Space: Radiator. Intercom: Door into Hallway.

**HALLWAY**

Excellent Storage Spaces: Doors to Bedroom: Bathroom and Lounge. Loft Access: Radiator.

**BEDROOM**

11' 01" x 09' 10" (3.38m x 3m) Window to Rear: Overlooking Communal Gardens: Radiator.

**LOUNGE/DINER**

14' 05" x 10' 05" (4.39m x 3.18m) Large Window to Rear: Overlooking Communal Gardens: Radiators: Door to Kitchen.

**KITCHEN**

09' 01" x 08' 01" (2.77m x 2.46m) Fitted Kitchen: Breakfast Bar: Gas Oven: Hob: Spaces for Fridge/Freezer and Washing Machine: Window to Front: Radiator.

**BATHROOM**

Window to Front: White Suite: Shower Over Bath: Washing Hand Basin: Toilet: Radiator: Extraction.

**COMMUNAL GARDENS**

Rear Communal Gardens: Bin Storage Area: Drying Area.

