01480 454040

lettings@harveyrobinson.co.uk

35 Ermine Street | | Huntingdon | PE29 3EX

Rent £850 pcm

- Terraced Maisonette
- Two Bedrooms
- Kitchen/Breakfast Room
- Rear Enclosed Garden
- Gas Central Heating
- Walking Distance to Town
- On Road Parking
- A Small Pet Welcome
- Council Tax Band 'B'
- Available March 2021

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 GARDEN
Laid to gravel with planters.

LOUNGE
14' 08" x 11' 11" (4.47m x 3.63m) Sash Window to Front: Radiator: Fireplace with Wood Burning Stove: Door to Hallway: Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM
14' 08" x 09' 01" (4.47m x 2.77m) Brand New Fitted Kitchen: Gas Hob: Electric Oven: Spaces for Washing Machine and Fridge Freezer: Sash Window to Rear: Door to Rear Garden.

HALLWAY
Doors to Bathroom and Bedrooms.

MASTER BEDROOM
11' 10" x 10' 05" (3.61m x 3.18m) Sash Window to Front: Radiator.

BEDROOM TWO
10' 01" x 06' 02" (3.07m x 1.88m) Sash Window to Rear: Radiator: Shelving.

BATHROOM
Walk-in Single Shower Cubicle: Wash Hand Basin: Toilet: Radiator.

REAR GARDEN
Fully Enclosed: Laid to Gravel: Raised Patio Area: Storage Shed.

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