



11 St Georges Court | | Huntingdon | PE29 3XA

Rent £710 pcm

- Town Centre
- First Floor
- Studio Apartment
- Allocated Parking Space
- Electric Heating
- Unfurnished
- EPC Rating 'C'
- Council Tax Band 'A'
- Initial 6 months Tenancy
- Available August 2024

**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 dedining. 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**

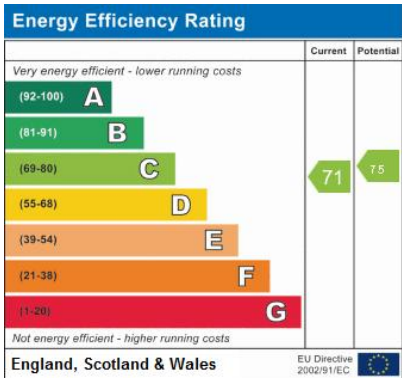
**ENTRANCE HALLWAY** Storage Heater: Doors to Living Area: Bathroom.

**LIVING AREA** 18' 06" x 17' 05" (5.64m x 5.31m) The 'L' Shaped Living Area includes space for Bedroom: Lounge: Dining Room: Kitchen.

Window to Front: Modern Fitted Kitchen: Electric Cooker: Space for Washing Machine and Fridge/Freezer: Storage Cupboard Housing Water Tank.

Living Space: Juliet Balcony to Front: Two Storage Heaters.

**BATHROOM** Shower Over Bath: Toilet: Wash Hand Basin: Extraction Unit: Wall Mounted Heater.



Address:  
11 St Georges Court Huntingdon

Reference:  
11 : 1 Georges Court