# HARVEY ROBINSON

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## Ashton Gardens | Huntingdon | PE29 7HQ

- Cluster House
- One Bedroom
- Unfurnished
- Small Front Garden
- Electric Heating

- One Allocated Parking Space
- Close to Town Centre
- EPC Rating E
- Council Tax Band 'A'
- Available Early May

## Rent £900 pcm

#### FAQ's Council Tax Band: A Not Allow ed Pets:

Smoking: Not Allow ed

#### Application Process Holding Deposit

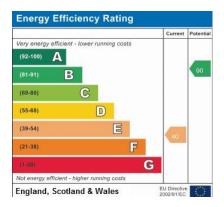
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or dedine the tenancy. The holding deposit will be refunded in 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 £50 inc VAT Fob Replacement





# St Neots ENTERANCE HALLWAY Door into the Lounge.

LOUNGE 14' 07" x 10' 06" (4.44m x 3.2m) Bay Window to Front: Window to Side: Stairs to First Floor Landing: Door to Kitchen: Electric Heater.

**KITCHEN** 11'07" x 06' 08" (3.53m x 2.03m) Modern Fitted Kitchen: Window to Front: Space for Washing Machine: Fridge/Free zer: Electric Hob and Oven: Extraction: Large Storage Space.

FIRST FLOOR LANDING Doors to Bathroom and Bedroom.

BATHROOM Window to Front: Corner Shower Cubicle: Wash Hand Basin: Toilet: Heated Towel Radiator.

BEDROOM 11' 09" x 10' 10" (3.58m x 3.3m) Window to Front: Electric Heater: Storage Cupboard Housing Water Tank.

PARKING There is one allocated parking space to the front of the property.

