



Ashton Gardens | Huntingdon | PE29 7HQ

Rent £900 pcm

- 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

**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 "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**

**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/Freezer: 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.

