



## Ashton Gardens | Huntingdon | PE29 7HQ

Rent £950 pcm

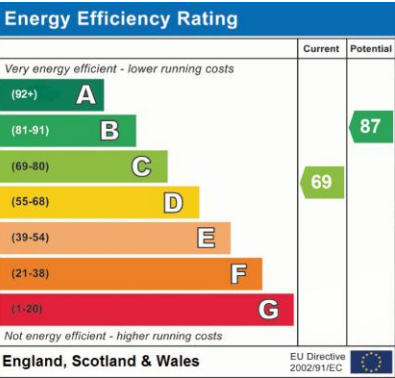
- Cluster House
- Two Bedrooms
- Close to Town
- Double Glazing
- Gas Central Heating
- Small Courtyard Garden
- Allocated Parking
- Council Tax Band B
- EPC Rating C
- Available End of April

**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 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 "Referending," 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 HALL** Main Door to Side: Under stairs Cupboard: Airing Cupboard.

**LOUNGE** 11' 08" x 12' 08" (3.56m x 3.86m) Window to Front: Fitted Carpets: Radiators: Stairs to First Floor.

**KITCHEN** 11' 08" x 7' 06" (3.56m x 2.29m) Window to Rear: Base and Wall Units: Electric Oven and Hob: Extractor Hood: Space for Washing Machine and Fridge/Freezer: Radiator.

**MASTER BEDROOM** 11' 08" x 8' 06" (3.56m x 2.59m) Window to Front: Laminate Floor: Radiator.

**BEDROOM TWO** 11' 08" x 7' 06" (3.56m x 2.29m) Window to Rear: Fitted Carpet: Radiator.

**BATHROOM** 7' 09" x 4' 04" (2.36m x 1.32m) Obscured Window to Side: Toilet: Basin: Bath with Electric Shower Over: Vanity Cupboard: Radiator.

**OUTSIDE** Small Courtyard Garden to Rear. Alocated Parking to Front of Property.

