



Meadow Gardens | Huntingdon | PE29 1DB

Rent £1,150 pcm

- End Terraced House
- Two Bedrooms
- Cloakroom
- Gas Central Heating
- Unfurnished
- Enclosed Garden
- Allocated Parking
- Council Tax A
- EPC Rating B
- Available March

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 "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**

LOUNGE 12' 11" x 11' 8" (3.94m x 3.56m) Window to Front: TV and Telephone Point: Radiators: Stairs to First Floor.

KITCHEN 11' 8" x 9' 0" (3.56m x 2.74m) Fitted Kitchen: Integrated Electric Oven: Gas Hob: Space for Fridge/Freezer: Plumbing for Washing Machine.

CLOAKROOM Toilet: Sink: Extractor Fan: Radiator.

MAIN BEDROOM 9' 7" x 9' 0" (2.92m x 2.74m) Window to Rear: Built in Wardrobe: TV and Telephone Points: Radiator.

BEDROOM TWO 11' 8" x 8' 2" (3.56m x 2.49m) Window to Front: TV and Telephone Point: Radiator.

BATHROOM 8' 3" x 5' 3" (2.51m x 1.6m) Window to Side: Three Piece Suite: Toilet: Sink: Bath with Shower Over: Heated Towel Rail.

ENCLOSED GARDEN Rear Enclosed Garden: Laid to Lawn.

