



Lady Way | Eaton Socon | St. Neots | PE19 8TB

Rent £950 pcm

- Terraced House
- One Bedroom
- Gas Central Heating
- Double Glazing
- Plenty of Storage
- Enclosed Garden
- Unfurnished
- Council Tax Band A
- EPC Rating C
- Available September

**FAQ's**

Council Tax Band: A  
 Smoking: Not Allowed

**Application Process**

**Holding Deposit**

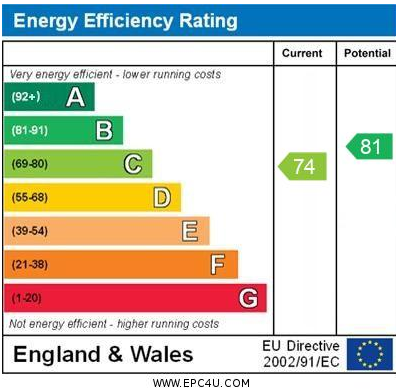
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 HALL** Small Entrance Area: Wood Effect Flooring: Door to Lounge.

**LOUNGE** 21' 1" x 14' 8" (6.43m x 4.47m) Double Window to Front: Radiator: Wood Effect Flooring: Door to Storage Cupboard and Kitchen: Stairs to First Floor.

**KITCHEN** 9' 0" x 7' 11" (2.74m x 2.41m) Range of Base and Wall Units: Electric Oven: Gas Hob: Extractor Fan: Space for Washing Machine and Fridge/Freezer: Tiled Flooring: Windows to Rear: Door to Garden.

**LANDING** Storage Cupboard: Airing Cupboard: Doors to Bedroom and Bathroom.

**BEDROOM** 14' 8" x 8' 5" (4.47m x 2.57m) Windows to Front: Fitted Carpet: Radiator.

**BATHROOM** 8' 0" x 6' 4" (2.44m x 1.93m) Bath with Shower Over: Toilet: Wash Hand Basin: Tiled Flooring: Heated Towel Rail: Window to Rear.

**OUTSIDE** Enclosed Rear Garden with Gated Parking to Rear.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
 Redress Scheme: The Property Ombudsman  
 Agent Fees can be found on our website - harveyrobinson.co.uk

