



Garden Court | Cemetery Road | St. Neots | PE19 2BZ

Rent £850 pcm

- Ground Floor Apartment
- Over 55s Development
- One Bedroom
- Gas Central Heating
- Communal Gardens
- Gated Off Road Parking
- Walking Distance to Town
- EPC Rating C
- Council Tax Band B
- Available Now

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 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**

ENTRANCE HALL Door to Front: Storage Cupboard: Radiator.

LOUNGE 14' 11" x 12' 7" (4.55m x 3.84m) Floor to Ceiling Window to Front: Radiator.

KITCHEN 10' 7" x 6' 0" (3.23m x 1.83m) Range of Base and Wall Units: Electric Oven and Hob: Extractor Hood: Integrated Washing Machine and Fridge/Freezer.

BEDROOM 15' 2" x 9' 9" (4.62m x 2.97m) Floor to Ceiling Windows: Radiator: Fitted Carpet.

BATHROOM Three Piece Suite comprising Toilet, Sink and Bath with Shower Over.

OUTSIDE Secure Gated Access to Grounds: Allocated Parking Space: Communal Gardens.

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

