



## Kings Gardens | Huntingdon | PE29 7LL

Rent £1,650 pcm

- Semi-Detached House
- Four Bedrooms
- Downstairs Shower Room
- Unfurnished
- Enclosed Rear Garden
- Garage
- Close to Town Centre
- EPC Rating C
- Council Tax Band C
- Available June

**FAQ's**

Council Tax Band: C

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.

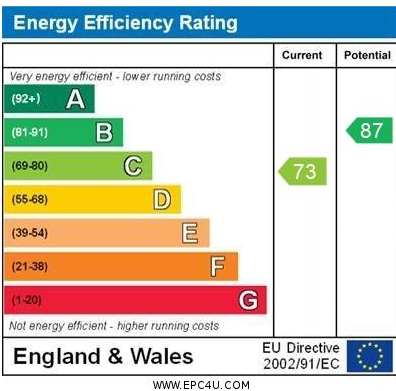
**Tenant Fees**

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** Main Door to Front: Built-in Storage: Doors to Downstairs Shower Room and Lounge.

**SHOWER ROOM** Toilet: Wash Hand Basin: Shower Cubicle: Heated Towel Rail: Vanity Cabinet.

**LOUNGE** 16' 04" x 12' 04" (4.98m x 3.76m) Window to Front: Radiator: Tiled Flooring: Spiral Staircase to First Floor: Opens up to Dining Room.

**DINING ROOM** 9' 02" x 7' 08" (2.79m x 2.34m) Patio Doors to Garden: Radiator: Tiled Flooring.

**KITCHEN** 8' 00" x 8' 07" (2.44m x 2.62m) Window to Rear: Range of Base and Wall Units: Electric Oven and Gas Hob: Extractor Hood: Integrated Fridge/Freezer: Free Standing Washing Machine, Tumble Dryer and Dishwasher: Tiled Flooring.

**MAIN BEDROOM** 10' 05" x 8' 07" (3.18m x 2.62m) Window to Rear: Radiator: Fitted Carpet.

**BEDROOM TWO** 9' 02" x 8' 05" (2.79m x 2.57m) Window to Front: Radiator: Fitted Carpet.

**BEDROOM THREE** 7' 00" x 7' 01" (2.13m x 2.16m) Window to Front: Radiator: Fitted Carpet.

**BEDROOM FOUR** 8' 10" x 5' 09" (2.69m x 1.75m) Window to Rear: Radiator: Fitted Carpet.

**BATHROOM** 6' 04" x 5' 06" (1.93m x 1.68m) Toilet: Wash Hand Basin with Storage: Bath with Shower Over: Mirrored Vanity Cabinet: Heated Towel Rail.

**REAR GARDEN** Enclosed Rear Garden: Shed: Side Access to Garage.

**OUTSIDE** Garage to Rear of Property with Parking.

**AGENT DETAILS** Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website - [www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)

