



11 Chawston Close | Eaton Socon | St. Neots | PE19 8QB

Rent £850 pcm

- One Bedroom Property
- Cluster Home
- Parking
- Well Decorated Throughout
- Close to Local Amenities
- Gas Central Heating
- Initial 6 Month Tenancy
- Council Tax Band 'A'
- EPC Rating 'D'
- Available Early April 2024

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 "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 White Painted Walls; Carpet Flooring; White UPVC Front Door.

LOUNGE 11' 02" x 10' 08" (3.4m x 3.25m) Wooden Flooring; Grey And White Painted Walls; Wallpapered Wall; Gas Central Heating.

KITCHEN 6' 00" x 6' 06" (1.83m x 1.98m) White Ceramic Tiled Splashbacks; Sage Green Painted Walls; Wooden Wall And Base Kitchen Units; Grey Worktops; Space For Washing Machine; Space For Small Fridg/Freezer; Electric Oven With Induction Hob.

STAIRS/LANDING Grey Fitted Carpet; White Painted Walls; Doors Leading To Bathroom And Bedroom.

BATHROOM 5' 05" x 5' 04" (1.65m x 1.63m) White Painted Walls; Vinyl Flooring; White Ceramic Basin And Toilet; White Ceramic Bath With Shower Over Bath; White Ceramic Tiles; Mirrored Cabinet.

BEDROOM 11' 09" x 10' 09" (3.58m x 3.28m) White And Green Painted Walls; One Wallpapered Wall; Grey Fitted Carpet; Cupboard Housing Boiler.

