



78 Skipper Way | Little Paxton | ST NEOTS | PE19 6LQ

Rent £1,250 pcm

- First Floor Apartment
- Two Bedrooms
- Ensuite to Master
- Fully Fitted Kitchen
- Gas Central Heating
- Remote Controlled Shower
- River Views
- Council Tax Band C
- Unfurnished
- 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** Entry via Secure Telephone Entry System: Three Cupboards: Radiator.

**Open Plan Living/Kitchen Room** 24' 9" x 20' 11" (7.54m x 6.38m)

Lounge Area: Double Glazed French Doors opening to a "Juliet" Balcony with River Views: Wall Lights: Wall Mounted Electric Fire: Two Radiators.

Kitchen Area: Fitted with a range of Wall and Base Mounted Units with Granite Work Surfaces Over: Extractor Hood: Integrated Appliances including Electric Oven: Microwave: Electric Hob: Dishwasher: Washer/Dryer.

**Master Bedroom** 12' 0" x 7' 9" (3.66m x 2.36m) French Doors to Rear: "Juliet" Balcony: Wall Lights: Built in Double Wardrobe: Airing Cupboard: Housing Combination Boiler: Radiator: River Views.

**En-Suite** White Three Piece Suite: Comprising: WC: Twin Wash Hand Basins: Double Shower Cubicle with Remote Controlled Shower: Shaver Point: Light: Heated Towel Radiator.

**Bedroom Two** 10' 5" x 9' 3" (3.18m x 2.82m) Double Glazed Window to Rear: Built in Double Wardrobe: Radiator.

**Bathroom** White Suite: Comprising WC: Twin Wash Hand Basins: Toilet: Shower Over Bath: Extractor Fan: Shaver Point: Light: Heated Towel Radiator.

**Garage** Single Garage: (Third in on right hand side).

