



68 High Street | | Huntingdon | PE29 3DN

Rent £775 pcm

- Second Floor Apartment
- One Bedroom
- Town Centre Location
- Close To Train Station
- Open Plan Living
- Gas Central Heating
- Unfurnished
- Grade II Listed Building
- Council Tax Band 'A'
- Available May 2025

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 "Referending," 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 Intercom Phone. Doors to Living Room and Bedroom.

LOUNGE/KITCHEN 19' 1" x 14' 2" (5.82m x 4.32m) Open Plan Space: TV Aerial Point: Telephone Point: Radiator.
Fitted Kitchen: Integrated Electric Oven and Gas Hob: Extractor Hood: Plumbing for Washing Machine: Space for Fridge/Freezer.

BEDROOM 14' 4" x 10' 7" (4.37m x 3.23m) TV and Telephone Point: Radiator.

BATHROOM Three Piece Suite: Bath with Shower Over: WC: Wash Hand Basin: Heated Towel Rail.

EPC Please note the property is a Grade II Listed Building and therefore is exempt from EPC.

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

