



## Kingston House | Wistow | Huntingdon | PE28 2QR

Rent £1,100 pcm

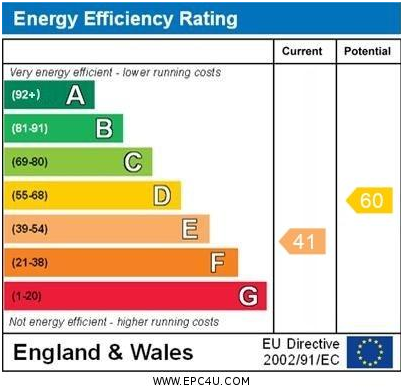
- Top Floor Apartment
- Three Bedrooms
- Modernised Throughout
- Ample Storage
- Allocated Parking
- Communal Garden
- Unfurnished
- Council Tax Band A
- EPC Rating E
- Available End of May

**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** Front Door into Entrance Hall: Modern Electric Heater: Stairs to Apartment.

**LANDING** Spacious Landing leading to Lounge and Hallway: Internet Socket.

**LOUNGE** 14' 07" x 14' 04" (4.44m x 4.37m) Window to Front: Modern Electric Heater: Fitted Carpet: Storage in the Eaves. (Height Restriction)

**HALLWAY** Spacious Hallway with Built In Units, one of which contains Freezer: Storage Cupboards: Doors leading to Cloakroom, Bedrooms, Bathroom and Kitchen. (Height Restriction)

**CLOAKROOM** Two Piece Suite with Toilet and Sink: Storage Unit with Drawers and Cupboards. (Height Restriction)

**KITCHEN** 10' 07" x 10' 01" (3.23m x 3.07m) Window to Front: Range of Wall and Base Units: Large Belling Electric Cooker: Extractor Hood: Undercounter Fridge: Washing Machine: Storage Cupboard: Storage in the Eaves. (Height Restriction)

**MASTER BEDROOM** 13' 09" x 13' 07" (4.19m x 4.14m) Window to Rear: Built In Single Wardrobe and Chest of Drawers: Modern Heater: Fitted Carpet: Storage in the Eaves. (Height Restriction)

**BEDROOM TWO** 12' 11" x 12' 07" (3.94m x 3.84m) Window to Front: Modern Electric Heater: Storage Cupboard: Fitted Carpet. (Height Restriction)

**BEDROOM THREE** 8' 0" x 7' 11" (2.44m x 2.41m) Window to Rear: Modern Electric Heater: Fitted Carpet: Storage in the Eaves. (Height Restriction)

**BATHROOM** 5' 09" x 5' 07" (1.75m x 1.7m) Three Piece Suite with Toilet, Sink and Bath with Electric Shower Over: Extractor Fan: Heated Towel Rail. (Height Restriction)

**OUTSIDE** Communal Garden to Side of Property: One Allocated Parking Space: Visitor Parking Spaces.

**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)

