



Grammar School Walk | | Huntingdon | PE29 3LF

Rent £750 pcm

- Studio Apartment
- Ground Floor
- Allocated Parking
- In-House Wash Room
- Town Centre Location
- Close to Train Station
- Unfurnished
- Council Tax Band 'A'
- EPC Rating 'C'
- 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** 6' x 4' 10" (1.83m x 1.47m)  
Door from Communal Hallway, mains fitted smoke detector, doors to Living Room, and Bathroom.

**Living / Bedroom Area** 13' 3" x 12' 3" (4.04m x 3.73m)  
Combined Lounge and Bedroom:-  
Windows to front aspect, television socket, electric heater.

**Kitchen** 7' 7" x 6' 4" (2.31m x 1.93m)  
Fitted kitchen comprising base and wall mounted units, work surfaces, sink and drainer, freestanding oven and hob, space for fridge/freezer.

**Bathroom** 6' 6" x 6' 3" (1.98m x 1.91m)  
Extractor, fitted suite comprising WC and wash hand basin, side panel bath , shaver point.

**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)

