



115 High Street | | Bampton | PE28 4RA

Rent £995 pcm

- First Floor Apartment
- One Bedroom
- Kitchen with Appliances
- Gas Central Heating
- Council Tax Band A
- Unfurnished
- Allocated Parking
- Communal Garden
- No Pets
- Available June 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 "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 Intercom Entry System: Stairs Leading to First Floor.

LOUNGE 19' 6" x 14' 8" (5.94m x 4.47m) Window to Side and Rear: TV and Telephone Points: Two Radiators.

KITCHEN 7' 5" x 10' 4" (2.26m x 3.15m) Window to Side: Integrated Electric Oven and Hob: Integrated Fridge/Freezer, Washing Machine and Microwave: Radiator.

MASTER BEDROOM 13' 11" x 8' 7" (4.24m x 2.62m) Window to Side: TV Point: Radiator.

BATHROOM Three Piece Suite: WC: Wash Hand Basin: Shower Cubicle: Extractor Fan: Heated Towel Rail: Large Storage Cupboard: Radiator.

COMMUNAL GARDEN Partially Laid to Lawn: Paved Patio Arear to Front: Access via Back Door.

OUTSIDE One Allocated Parking to side of Property: Communal Bin Store.

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

