# HARVEY ROBINSON

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## 115 High Street | | Brampton | 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
- A vailable June 2025

### FAQ's

Council Tax Band: A

Pets: Not Allow ed Smoking: Not Allow ed

## 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 dedine 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.

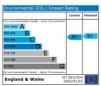
#### Deposit

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

Energy Efficiency Rating
Variety Efficiency



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.

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

**BATHROOM** Three Piece Suite: W C: 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.

**OUTS IDE** 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







