



## Park Square | Huntingdon | PE29 1HX

Rent £1100 pcm

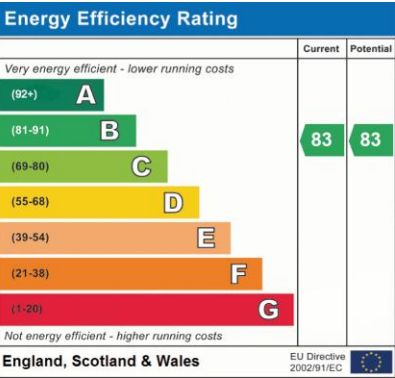
- Two Bedrooms
- First Floor Apartment
- Open Plan Living
- En-Suite to Master
- Unfurnished
- Allocated Parking
- Town Centre Location
- Council Tax Band B
- EPC Rating B
- Available Mid July

**FAQ's**  
Council Tax Band: B  
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 System: Airing Cupboard: Doors to All Rooms.

**LOUNGE/KITCHEN** 23' 4" x 11' 3" (7.11m x 3.43m) Lounge - Windows to Side and Rear: Radiators  
Kitchen - Window to Side: Base and Wall Units: Breakfast Bar: Electric Oven and Gas Hob: Extractor Hood: Integrated Fridge/Freezer and Dishwasher: Plumbing for Washing Machine.

**MASTER BEDROOM** 12' 3" x 8' 11" (3.73m x 2.72m) Window to Rear: Fitted Wardrobes: Radiator.

**ENSUITE WC:** Wash Hand Basin: Shower Cubicle: Extractor Fan: Heated Towel Rail.

**BEDROOM TWO** 9' 10" x 8' 5" (3m x 2.57m) Window to Rear: Radiator.

**BATHROOM WC:** Wash Hand Basin: Bath with Shower Attachment: Extractor Fan: Heated Towel Rail.

**OUTSIDE** A llocated Parking Space: Cycle and 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

