



3 St Georges Court | | Huntingdon | PE29 3XA

Rent £725 pcm

- Studio Apartment
- Bathroom
- Living Space
- Walled Garden
- Fitted Wardrobes
- Electric Heating
- Town Centre Location
- Council Tax Band 'A'
- EPC Rating 'D'
- Available July 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 HALLWAY Entrance Hallway: Electric Heating: Doors to Bathroom: Living Space and Walled Garden.

BATHROOM Modern Fitted Bathroom: White Suite: Shower Over Bath: Wash Hand Basin: Toilet: Wall Mounted Heater.

LIVING AREA 19' 07" x 13' 04" (5.97m x 4.06m) Modern Fitted Kitchen: Electric Hob: Electric Oven: Washing Machine: Small Fridge/Freezer: Airing Cupboard: Double Fitted Wardrobe: Storage Cupboard. Lounge has Bi-Fold Doors into Walled Garden: Electric Heater.

WALLED GARDEN Walled Garden: Decked Area: Outside Storage Cupboard.

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

