



35 Parkside | Grammar School Walk | Huntingdon | PE29 3LF

Rent £950 pcm

- Local To Amenities
- Town Centre Apartment
- Two Bedrooms
- Unfurnished
- Electric Heating
- Allocated Parking
- EPC Rating 'E'
- Council Tax Band 'B'
- NO PETS
- Available July 2025

**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 "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** Door to Lounge/Dining Room: Stairs to First Floor Landing.

**LOUNGE/DINING ROOM** 18' 11" x 12' 2" (5.77m x 3.71m) Windows to Front: Electric Heaters: Large Under Stair Cupboard: Additional Storage Cupboard: Archway to Kitchen.

**KITCHEN** Window to Front/Side: Refurbished Kitchen: Modern Fitted Units: Electric Oven and Hob: Plumbing for Slimline Dishwasher: Washing Machine: Space for Fridge/Freezer.

**BEDROOM ONE** 13' 4" x 7' 10" (4.06m x 2.39m) Window to Front: Electric Heater: Fitted Double Wardrobe.

**BEDROOM TWO** 13' 7" x 9' 8" (4.14m x 2.95m) Window to Front: Electric Heater: Fitted Single Wardrobe: Airing Cupboard.

**BATHROOM** Refurbished Bathroom: Shower Over Bath: Toilet: Wash Hand Basin.

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

