



Dilleys Court | Huntingdon | PE29 3PT

Rent £1,100 pcm

- Two Double Bedrooms
- Ground Floor Apartment
- Town Centre Location
- Open Plan Living Area
- Integrated Appliances
- Ensuite to Master
- Allocated Parking
- EPC Rating 'C'
- Council Tax Band 'B'
- Available Now

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**

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Entrance Hall Mains fitted smoke detector: Wood laminate flooring: Doors to Living Room: Bedrooms: Bathroom and Storage Cupboard.

Storage Cupboard Storage cupboard housing pressurised Hot "water" tank and shelf: Zoned electric heating controls.

Living Room 23' 9" x 17' 5" (7.24m x 5.31m) Irregular shaped Room: Combined Lounge: Dining Room and Kitchen: Double glazed window: Wood laminate flooring: Double glazed French doors to Patio Area: Fitted kitchen comprising modern contemporary "Glendevon Gloss Cream" base and wall mounted units with soft closers: Work surfaces with "Studio Conran" tiling to upstand: Integrated electric oven and four ring glass ceramic hob with glass splashback: Integrated dishwasher: Integrated washer/dryer: Space for fridge/freezer: Wood laminated flooring.

Master Bedroom 13' 3" x 12' 9" (4.04m x 3.89m) Double size master bedroom: Double glazed window: Zoned electric heater: Door to Ensuite.

En-Suite Fitted suite comprising inset WC and wash hand basin: Corner shower cubicle: Part tiled walls: Heated towel rail: Ceramic tiled flooring.

Bedroom Two 10' 06" x 10' 0" (3.2m x 3.05m) Single Sized Bedroom: Double glazed window: Zoned electric heater.

Bathroom Fitted suite comprising WC and wash hand basin with chrome mixer taps: Side panel bath: Part tiled walls: Heated towel rail: Ceramic tiled flooring.

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

