



High Street | Warboys | PE28 2TA

Rent £800 pcm

- First Floor Apartment
- Two Bedrooms
- Unfurnished
- Town Location
- Close to Local Amenities
- Allocated Parking
- Council Tax Band 'B'
- EPC Rating 'D'
- Electric Heating
- Available December 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 HALL Doors to Living Room, Kitchen, Bedrooms and Bathroom.

LIVING ROOM 14' 3" x 13' 11" (4.34m x 4.24m) Bay Window to Front: Electric Storage Heater.

KITCHEN 8' 10" x 6' 7" (2.69m x 2.01m) Window to Side: Electric Oven and Hob: Space and Plumbing for Washing Machine.

Master Bedroom 10' 11" x 8' 8" (3.33m x 2.64m) Window to Rear: Built in Wardrobe: Electric Storage Heater.

BEDROOM TWO 10' 10" x 8' 3" (3.3m x 2.51m) Window to Rear: Electric Storage Heater.

BATHROOM 5' 0" x 6' 11" (1.52m x 2.11m) Three Piece Suite: Bath with Electric Power Shower Over: Toilet: Sink: Storage Cupboard housing hot water tank.

OUTSIDE A llocated Parking to the Rear.

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

