



Temple Close | HUNTINGDON | Cambridgeshire | PE29 3RU

Rent £995 pcm

- Town Centre Apartment
- Two Bedrooms
- First Floor
- Fitted Kitchen
- 14ft Lounge
- Town Centre Location
- UPVC Double Glazed
- Allocated Parking
- Unfurnished
- Available January 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**

Lounge 14' 10" x 11' 1" (4.52m x 3.38m) UPVC Double Glazed French Doors: Juliet Balcony: Wall Mounted Electric Heater: Opening To Kitchen/Diner.

Kitchen 11' 2" x 11' 1" (3.4m x 3.38m) UPVC Double Glazed Window To Rear Aspect: Fitted kitchen Comprising Base And Wall Mounted Units: Stainless Steel Sink And Drainer Unit With Tiled Splash Backs: Integrated Electric Oven And Hob With Stainless Steel Chimney Style Cooker Hood Over: Integrated Dishwasher And Fridge/Freezer: Freestanding Washing machine: Wall Mounted Electric Heater.

Master Bedroom 13' 2" x 10' 6" (4.01m x 3.2m) Double Glazed Window To Front Aspect: Wall Mounted Electric Heater.

Bedroom Two 14' 10" x 9' 0" (4.52m x 2.74m) Double Glazed Window To Front Aspect: Wall Mounted Electric Heater.

Bathroom UPVC Double Glazed Obscured Window To Side Aspect: Fitted With A White Three Piece Suite With WC: Pedestal Wash Hand Basin And Bath With Power Shower Over: Part Tiled Walls: Heated Towel Rail: Extractor Fan: Airing Cupboard Housing Hot Water Tank.

Outside There Is An Allocated Parking Space And Cycle & Bin Store: The Property Is Situated Opposite A Park And River (photo shows view).

Entrance Hall Door From Communal Hallway: Secure Phone Entry System.

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

