



5 Ingles Court | Russell Street | St. Neots | PE19 1BZ

Rent £825 pcm

- Town Centre Apartment
- Two Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Permit Parking
- Initial 6 Month Contract
- Council Tax Band 'B'
- EPC Rating 'C'
- Unfurnished
- Available June 2024

**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 declining. 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**

**ENTRANCE HALLWAY** Doors to Bathroom: Bedrooms: Lounge/Diner.

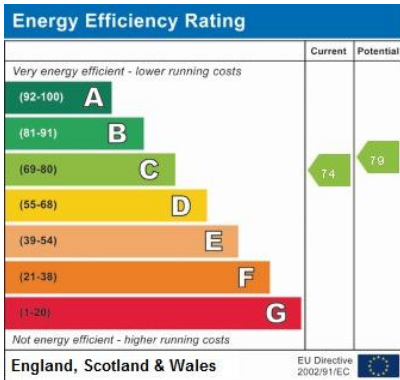
**BATHROOM** Window to Rear: Toilet: Wash Hand Basin: Shower Over Bath: Radiator.

**KITCHEN** 8' 4" x 8' 0" (2.54m x 2.44m) Window to Rear: Fitted with a range of Units with Worktop Over: Cooker: Space for Fridge/Freezer: Washing Machine: Radiator.

**LOUNGE/DINER** 15' 1" x 14' 8" (4.6m x 4.47m) Window to Front and Side: Radiator.

**MASTER BEDROOM** 11' 5" x 11' 4" (3.48m x 3.45m) Window to Front: Radiator.

**BEDROOM TWO** 14' 8" x 8' 11" (4.47m x 2.72m) Window to Rear: Radiator.



Address: 5 Ingles Court, 7 Kings Way, Biggleswade, Bedfordshire, MK22 1BZ

