



£450 Per month

Room 4, 56 High Street, Somersham, PE28 3JB

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Single room in a newly refurbished house-share near the Somersham town centre. Parking also available! Don't miss out!

Available from May, this single bedroom is part of a freshly refurbished first-floor flat. The bedroom is fully furnished and has its own private intercom and electric heater.

Further into the property, there are 2 modern shared kitchens, fitted with white goods and with an open-plan living area for tenants to socialise, again with electric heating. Both bathrooms have walk-in showers and vanity units. All just a stone's throw from the high street amenities.

The rent is inclusive of bills and council tax!

Contact us now to arrange a viewing and make sure you don't miss out

## Fees explained

For Assured Shorthold Tenancies (Residential Tenancies - Professional Lettings) -

Holding Fee: This is equal to one week's rent. Upon successful application, this holding fee goes towards your security deposit for the Tenancy.

Security Deposit: This is typically equal to 5 weeks rent (where the annual rent is less than £50,000). Where the total annual rent is more than £50,000, the security deposit is increased to 6 week's worth of rent. This is held for the duration of the Tenancy.

Tenancy Agreement update during the term (i.e adding or removing a tenant): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

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Property Redress Scheme - Member No: PRS009663

For Assured Shorthold Tenancies (Residential Tenancies - Student Lettings) -

Security Deposit: £500

Tenancy Agreement update during the term (i.e adding or removing a tenant): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

For Non-Housing Act Tenancies (Company Lets/Commercial Lettings) -

Application Fee: £395

Renewal/Extension Fee: £195

Tenancy Agreement update (during the term): £180

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

