



## The Chestnuts | Meadow Lane | St. Ives | PE27 4LG

Rent £925 pcm

- First Floor Apartment
- One Bedroom
- Town Location
- Walking Distance to Guided Bus Route
- Open Plan Living
- Integrated Appliances
- Allocated Parking
- Council Tax Band A
- EPC Rating D
- Available Now

**FAQ's**

Council Tax Band: A  
 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** Main Front Door leading to small entrance area: Shoe Rack: Laminate Flooring.

**OPEN PLAN LOUNGE/KITCHEN** 18' 05" x 9' 04" (5.61m x 2.84m)  
 Window to Rear and Side: Secondary Glazing: Laminate Flooring: Electric Heater: Foldable Side Table.  
 Kitchen Area: Range of Base and Wall Units: Electric Oven and Hob: Extractor Hood: Integrated Washer/Dryer and Undercounter Fridge/Freezer: Laminate Flooring.

**BEDROOM** 8' 09" x 8' 05" (2.67m x 2.57m) Window to Rear: Secondary Glazing: Fitted Carpet: Electric Heater: Wall Mounted Rails: Double Bed with Mattress (Can be removed).

**BATHROOM** 6' 05" x 6' 00" (1.96m x 1.83m) Shower Cubicle with Electric Shower: Wash Hand Basin: Toilet: Heated Towel Rail: Extractor Fan: Vinyl Flooring.

**OUTSIDE** Allocated Parking Space.

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

