



Ambury Road South | Huntingdon | PE29 3PD

Rent £975 pcm

- Ground Floor Apartment
- One Bedroom
- Open Plan Lounge/Kitchen
- Fitted Kitchen Appliances
- Town Location
- Part Furnished Optional
- Gas Central Heating
- EPC Rating 'C'
- Council Tax Band 'A'
- Available April 2026

## Huntingdon

## St Neots

## Biggleswade

## St Ives

### 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 HALL** Door from Communal Hallway: Intercom System: Storage Cupboard: Doors to All Rooms.

**LOUNGE/KITCHEN** 23' 1" x 15' 1" (7.04m x 4.6m) Lounge Area: TV and Telephone Points: Wall Mounted TV: Sofa: Coffee Table: Dining Table and Chairs: Radiator.  
 Kitchen Area: Integrated Appliances including Oven, Hob and Microwave: Fridge Freezer: Washing Machine: Dishwasher.

**BEDROOM** 15' 1" x 11' 3" (4.6m x 3.43m) Walk-in Wardrobe: Double Bed with Mattress: Side Table: Chest of Drawers: TV Point: Desk with Chair.

**BATHROOM** Three Piece Suite: Bath with Shower Over: WC: Wash Hand Basin: Extractor Fan: Shaver Point: Heated Towel Rail.

**AGENT DETAILS** Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman Agent Fees can be found on our website - [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

