



Park Square | Brookside | Huntingdon | PE29 1HX

Rent £1150 pcm

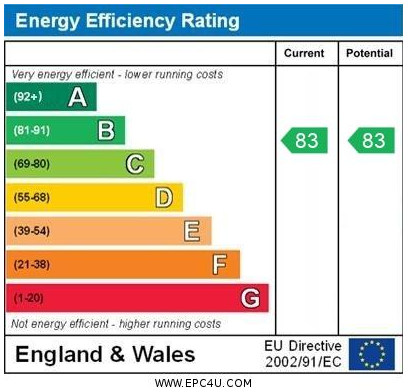
- Town Centre Apartment
- Two Bedrooms
- First Floor
- Ensuite to Master
- Allocated Parking
- Unfurnished
- Close to Local Amenities
- EPC Rating 'B'
- Council Tax Band 'B'
- Available November

FAQ's
Council Tax Band: B
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 "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 Doors to Lounge/Kitchen/Dining Room: Bedrooms and Bathroom.

KITCHEN 10' 02" x 9' 08" (3.1m x 2.95m) Kitchen Area: Wall and Base Units: Work Surface Over: Integrated Electric Oven: Gas Hob: Extraction: Integrated Fridge/Freezer: Washing Machine.

LOUNGE 12' 00" x 11' 09" (3.66m x 3.58m) Window to Side: Cupboard Housing Gas Boiler: Two Radiators.

MASTER BEDROOM 13' 07" x 10' 09" (4.14m x 3.28m) Window to Side: Fitted Double Wardrobe: Radiator.

ENSUITE 7' 05" x 5' 10" (2.26m x 1.78m) White Suite Comprising: Shower Cubicle: Wash Hand Basin: Toilet: Extractor Fan: Heated Towel Rail.

BEDROOM TWO 12' 01" x 7' 05" (3.68m x 2.26m) Window to Side: Radiator.

BATHROOM 7' 07" x 6' 02" (2.31m x 1.88m) White Suite: Bath with shower Over: Toilet: Wash Hand Basin: Extractor Fan: Shaver Point: Heated Towel Rail.

OUTSIDE One Allocated Parking Space: Communal Gardens: Cycle and Bin Storage Areas.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - www.harveyrobinson.co.uk

