



Lucas Court | Huntingdon | PE29 1GB

Rent £1,300 pcm

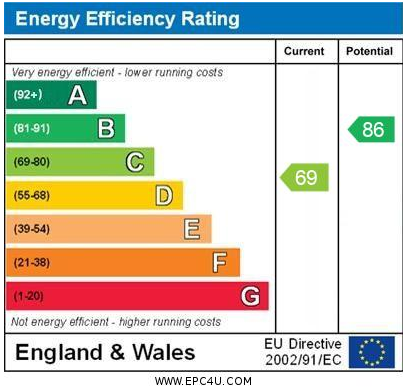
- End of Terraced House
- 2/3 Bedrooms
- Office/Bedroom 3
- Open Plan Living
- Gas Central Heating
- Council Tax Band 'A'
- EPC Rating 'C'
- Unfurnished
- Enclosed Rear Garden
- Available Beginning of October

FAQ's
Council Tax Band: A
Pets: Considered
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 Front Door into Open Plan Area leading to Kitchen, Lounge and Bedroom Three; Stairs to First Floor: Storage Cupboard

KITCHEN 19' 02" x 8' 03" (5.84m x 2.51m) Door to Garden: Laminate Flooring: Electric Oven and Hob: Extractor Hood: Space for Fridge Freezer and Washing Machine: Integrated Dishwasher

LOUNGE 16' 05" x 10' 09" (5m x 3.28m) Patio Door to Garden: Laminate Flooring: Open Space under Stairs: Radiator

BEDROOM THREE/OFFICE 9' 01" x 7' 07" (2.77m x 2.31m) Window to Rear: Laminate Flooring: Radiator

LANDING Storage Cupboard: Boiler

BEDROOM ONE 12' 11" x 8' 07" (3.94m x 2.62m) Window to Rear: Fitted Carpet: Radiator

BEDROOM TWO 11' 00" x 8' 05" (3.35m x 2.57m) Window to Rear: Fitted Carpet: Radiator

BATHROOM 7' 05" x 5' 05" (2.26m x 1.65m) Window to Front: Bath with Shower Over: Toilet: Sink

TOILET ROOM Window to Front: Toilet: Laminate Flooring

OUTSIDE Enclosed Rear Garden: Off Road Parking

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

