



Ashton Gardens | Huntingdon | PE29 7HG

Rent £1,050 pcm

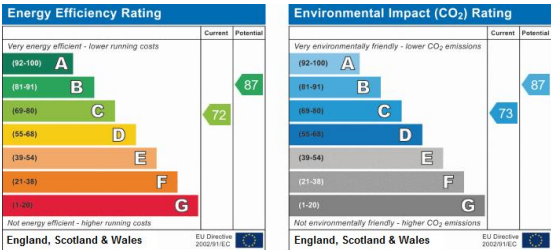
- Terraced Home
- Two Bedrooms
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating
- Single Garage
- Enclosed Garden
- Council Tax Band 'B'
- EPC Rating 'C'
- Available November

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 HALLWAY Window to Side: Door to Lounge: Gas Central Heating

LOUNGE 12' 03" x 11' 09" (3.73m x 3.58m) Window to Front: Gas Central Heating: Stairs to First Floor Landing: Door to Kitchen

KITCHEN/DINING ROOM 11' 08" x 10' 08" (3.56m x 3.25m) Modern Kitchen: Door to Garden: Window to Rear: Gas Central Heating: Gas Hob: Electric Oven: Space for Fridge/Freezer and Washing Machine: Understairs Storage Cupboard.

LANDING Doors to Bedrooms: Bathroom.

MASTER BEDROOM 12' 07" x 11' 08" (3.84m x 3.56m) Two Windows to Front: Loft Access: Gas Central Heating.

BEDROOM TWO 07' 03" x 06' 11" (2.21m x 2.11m) Window to Rear: Gas Central Heating.

BATHROOM Modern Bathroom Suite: Window to Rear: Heated Towel Radiator: Shower Over Bath: Toilet: Wash Hand Basin: Airing Cupboard.

REAR GARDEN Enclosed Rear Garden: Laid to Lawn with Patio.

SINGLE GARAGE Single Garage En Bloc. Up and Over Door.

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

