HARVEY ROBINSON

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Skipper Way | Little Paxton | St. Neots | PE19 6LQ

Rent £1,150 pcm

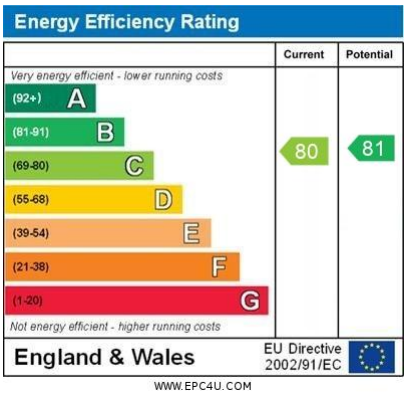
- Two Bedroom Apartment
- Ensuite to Master
- Open Plan Living
- Gas Central Heating
- Unfurnished
- Views over the River
- Allocated Parking
- Council Tax Band C
- EPC Rating C
- Available December

FAQ's
Council Tax Band: C
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 Front Door leading from Communal Hallway.

OPEN PLAN LOUNGE KITCHEN 24' 10" x 19' 02" (7.57m x 5.84m)
Lounge Area - Window to Front and Balcony to Rear with views over the River: Storage Cupboard: Fitted Carpet: Radiator.
Kitchen Arear - Window to Front: Range of Wall and Base Units: Electric Oven and Hob: Extractor Hood: Integrated Fridge Freezer and Washing Machine: Vinyl Flooring.

MASTER BEDROOM 9' 02" x 8' 09" (2.79m x 2.67m) Window to Front: Built In Wardrobe: Storage Cupboard: Door to Ensuite: Fitted Carpet: Radiator.

ENSUITE Toilet: Sink: Shower Cubicle: Vinyl Flooring.

BEDROOM TWO 10' 06" x 9' 03" (3.2m x 2.82m) Window to Rear: Fitted Carpet: Radiator.

BATHROOM 8' 11" x 5' 10" (2.72m x 1.78m) Window to Rear: Bath with Shower Over: Toilet: Sink: Storage Cupboard: Vinyl Flooring: Radiator.

PARKING There is one allocated parking space.

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



