



George Street | The Views | Huntingdon | PE29 3BY

Rent £995 pcm

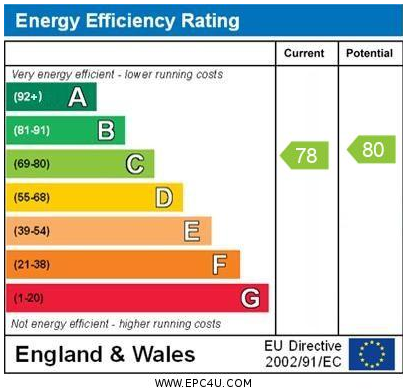
- Over 60's Development
- Communal Reception Room
- Newly Laid Carpets
- Parking Available
- Town Centre Location
- Lift Access
- Communal Gardens
- Council Tax Band C
- EPC Rating C
- Available NOW

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 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 Door To All Rooms: Loft Access: Storage Electric Heating: Newly Fitted Carpets.

BATHROOM 6' 09" x 5' 06" (2.06m x 1.68m) Three Piece Off White Suite: Shower Over Bath: Vinyl Tile Effect Flooring: Fixed Under Sink Storage: Fixed Extractor Fan.

MASTER BEDROOM 15' 08" x 10' 02" (4.78m x 3.1m) Generous Size Master Bedroom: Fitted Mirrored Wardrobe: Side Aspect Window: Newly Fitted Carpets: Storage Cupboard Housing Fuse Board and Immersion Heater: Storage Electric Heating.

BEDROOM TWO 13' 09" x 9' 00" (4.19m x 2.74m) Generous Size Second Bedroom: Side Aspect Window: Storage Electric Heating: Newly Fitted Carpets.

LOUNGE 17' 11" x 11' 01" (5.46m x 3.38m) Generous Size Lounge: Doors to Kitchen: Juliette Balcony with Patio Doors: Storage Electric Heating: Newly Fitted Carpets.

KITCHEN 8' 11" x 5' 08" (2.72m x 1.73m) Modern Fitted Kitchen With Upper and Lower Units: Electrolux Integral Fan Assist Oven: Indesit 4 Burner Induction Hob: Under Counter Fridge with Small Freezer Compartment: Extractor Hood Above Hob: Tile Effect Vinyl Flooring.

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

