



Crown Yard | St. Ives | PE27 5RQ

Rent £1150pcm

- Semi-Detached House
- Two Bedrooms
- Cloakroom
- Appliances Included
- Allocated Parking
- Air Conditioning
- Close to Local Amenities
- Council Tax Band 'A'
- EPC Rating 'C'
- Available December

FAQ's
Council Tax Band: A
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 "Referending," 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**

LOUNGE/KITCHEN 14' 09" x 13' 04" (4.5m x 4.06m) Window to Front: Storage Cupboard: Radiator: Slimline Dishwasher: Integrated Undercounter Fridge and Freezer: Washing Machine: Electric Hob and Oven: Extractor Hood

CLOAKROOM 4' 02" x 2' 04" (1.27m x 0.71m) Toilet: Sink: LVT Flooring: Storage Cupboard

BEDROOM ONE 8' 09" x 8' 02" (2.67m x 2.49m) Window to Front: Air Conditioning Unit: Carpet: Storage

BEDROOM TWO 7' 03" x 6' 03" (2.21m x 1.91m) Window to Side: Air Conditioning Unit: Carpet: Built In Storage

SHOWER ROOM 6' 01" x 4' 06" (1.85m x 1.37m) LVT Flooring: Shower Cubicle: Toilet: Sink with Built In Storage

ALLOCATED PARKING One Allocated Parking Space

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

