



Grammar School Walk | Huntingdon | PE29 3LF

Rent £775 pcm

- Studio Apartment
- Ground Floor
- Allocated Parking
- In-House Washroom
- Town Centre Location
- Close to Train Station
- Unfurnished
- Council Tax Band 'A'
- EPC Rating 'C'
- Available NOW

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 "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 6' 0" x 4' 10" (1.83m x 1.47m) Door from Communal Hallway: Doors to Main Room and Bathroom.

LOUNGE/BEDROOM 13' 3" x 12' 3" (4.04m x 3.73m) Combined Lounge and Bedroom: Windows to Front: Hard Flooring: Electric Heater.

KITCHEN 7' 7" x 6' 4" (2.31m x 1.93m) Base and Wall Units: Freestanding Oven and Hob: Fridge/Freezer Included.

BATHROOM 6' 6" x 6' 3" (1.98m x 1.91m) Three Piece Suite: Toilet: Wash Hand Basin Bath with Shower Over: Extractor Fan: Shaver Point.

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

