



Merritt Street | Huntingdon | PE29 3HF

Rent £1,000 pcm

- Character Property
- Two Double Bedrooms
- Close To Local Amenities
- Modern Family Bathroom
- Courtyard Garden
- Gas Central Heating
- Walking Distance to the Hospital
- EPC Rating D
- Council Tax Band B
- Available NOW

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**

LOUNGE/DINER 22' 5" x 12' 7" (6.83m x 3.84m) Open Plan Living/ Dining Area: Stairs to First Floor: Front Aspect Large Window: Gas Central Heating: Door to Kitchen.

KITCHEN 9' 7" x 6' 10" (2.92m x 2.08m) Modern Fitted Kitchen with Upper and Base Units: Integral Oven: 4 Burner Gas Hob: Fixed Extractor Hood: Free Standing Washing Machine: Space for Fridge Freezer: Door to Garden Space.

MASTER BEDROOM 10' 2" x 12' 6" (3.1m x 3.81m) Generous Size Master Bedroom: Rear Aspect Window: Fitted Wardrobe/ Shelving: Gas Central Heating: Access to Family Bathroom.

BEDROOM 11' 10" x 9' 10" (3.61m x 3m) Generous Sized Second Bedroom: Front Aspect Window: Feature Fireplace: Storage Cupboard: Gas Central Heating.

FAMILY BATHROOM 9' 10" x 7' 1" (3m x 2.16m) Modern Fitted Family Bathroom: Three-Piece Suite: Hand Wash Basin: Toilet: Shower Over Bath: Side Aspect Window: Boiler Housing.

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

