



Brampton Road | Huntingdon | Cambridgeshire | PE29 3BQ

Rent £935 pcm

- First Floor Apartment
- One Bedroom
- Council Tax Band 'A'
- EPC Rating 'D'
- Allocated Parking
- Opposite Train Station
- Gas Central Heating
- Close to Local Amenities
- Unfurnished
- Available November 2026

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 Private door to Entrance Hall: Stairs to First Floor.

LANDING Storage cupboard with shelving: radiator: access to Living Area.

LIVING AREA 19' 10" x 10' 10" (6.05m x 3.3m) Bay Window to front: TV and telephone points: radiator: door to Inner Hall: opening to Kitchen.

KITCHEN 11' 10" x 5' 9" (3.61m x 1.75m) Integrated oven and hob: Cooker hood: Undercounter fridge and freezer: Breakfast Bar: Window To Front.

INNER HALL Doors to Bedroom, Lounge and Bathroom

MASTER BEDROOM Window to rear: TV point: radiator.

BATHROOM Three piece suite: bath with shower over: toilet: sink: extractor fan: radiator.

PARKING There is a parking area to the rear with one allocated space.

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

