



Hawthorn House | Saunders Close | Huntingdon | PE29 7AJ

Rent £875 pcm

- Ground Floor Apartment
- Two Bedrooms
- Gas Central Heating
- Local To Amenities
- Balcony Area
- Unfurnished
- Parking
- Council Tax Band A
- EPC Rating 'C'
- Available June 2026

**FAQ's**

Council Tax Band: A

Pets: Considered

Smoking: Not Allowed

**Application Process****Holding Deposit**

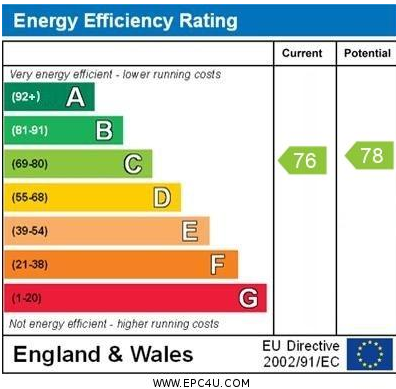
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord declining. 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** UPVC Double Glazed Obscured Door To Front Aspect: Radiator: Doors Leading To All Rooms.

**CLOAKROOM** UPVC Double Glazed Obscured Window To Front Aspect: Refitted With WC: Corner Wash Hand Basin: Tiled Splash Backs: Radiator.

**WET ROOM** UPVC Double Glazed Obscured Window To Front Aspect: Re-fitted With Wash Hand Basin And Shower: Part Tiled Walls: Radiator: Extractor Fan.

**KITCHEN** 7' 7" x 6' 9" (2.31m x 2.06m) UPVC Double Glazed Window To Front Aspect: Refitted Kitchen Comprising Base And Wall Mounted Units: Work Surfaces: One And A Half Bowl Stainless Steel Sink And Drainer: Tiled Splash Backs: Electric Cooker: Ceramic Tiled Flooring.

**LOUNGE** 19' 10" x 11' 4" (6.05m x 3.45m) UPVC Double Glazed Window To Front Aspect: UPVC Double Glazed Door And Window To Rear Aspect: Two Radiators.

**MASTER BEDROOM** 14' 01" x 9' 2" (4.29m x 2.79m) UPVC Double Glazed Window To Rear Aspect: Built In Double Wardrobes: Radiator: Cupboard: Housing Gas Boiler.

**BEDROOM TWO** 14' 02" x 0' 0" (4.32m x 0m) Into Wardrobe Depth: UPVC Double Glazed Window To Rear Aspect: Built In Double Wardrobe: Radiator.

**TERRACE** Off The Lounge Is An Enclosed Balcony/terrace: There Are Also Communal Gardens With Clothes Drying Areas And A Brick Built Storage Shed.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website

