



Marbled White Court | Little Paxton | St. Neots | PE19 6SJ

Rent £1,250 pcm

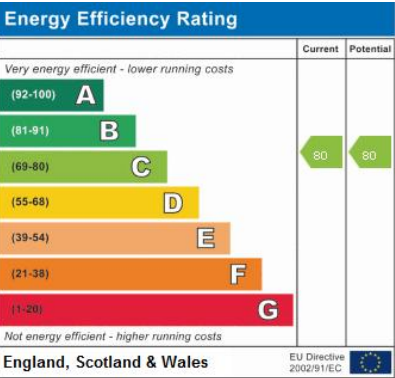
- Penthouse Apartment
- Two Bedrooms
- Master with Ensuite
- Open Plan Living
- Kitchen Appliances Included
- Two Reception Rooms
- Under-Croft Parking
- EPC Rating 'C'
- Council Tax Band 'B'
- Available 1st April 2026

FAQ's
Council Tax Band: B
Pets: Not Allowed
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**



Address:
28 St. Andrew's Court, Mill Hill, Cambs. CB11 1BSJ.
Reference:
28 St. Andrew's Court

ENTRANCE HALLWAY Doors to Bathroom: Lounge/Kitchen/Dining Room: Two Bedrooms: Two Storage Cupboards: Wall Mounted Heater.

FAMILY BATHROOM Shower Over Bath: Toilet: Wash Hand Basin: Wall Mounted Heater: Extraction.

OPEN PLAN LIVING SPACE 22' 11" x 10' 09" (6.99m x 3.28m)
Windows to Front and Side: Patio Doors to Balcony: Wall Mounted Heaters.
Kitchen: Modern fitted Kitchen: Electric Hob and Oven: Integrated Fridge/Freezer: Dishwasher: Washer/Dryer.
Stairs to Mezzanine Floor.

SECOND RECEPTION AREA 15' 03" x 13' 06" (4.65m x 4.11m) A Mezzanine Floor: With Glass Front: Wall Mounted Heater: Stunning Views Over the Great River Ouse.

BEDROOM TWO 11' 03" x 09' 01" (3.43m x 2.77m) Window to Side: Wall Mounted Heater.

MASTER BEDROOM 11' 02" x 09' 04" (3.4m x 2.84m) Window to Side: Wall Mounted Heater: Door to Ensuite.

ENSUITE Single Shower Cubicle: Wash Hand Basin: Toilet: Wall Mounted Heater.

PARKING The Property is provided with One A llocated Parking Space: Visitors Parking Spaces are Available.

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

