



Parkway | Hinchingsbrooke | Huntingdon | PE29 6JA

Rent £1,700 pcm

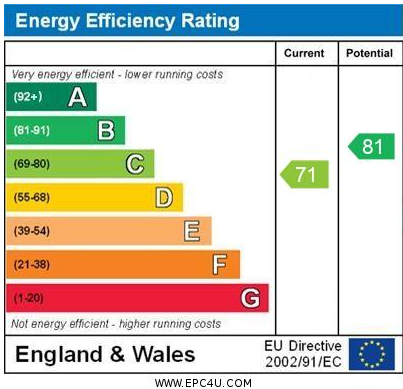
- Four Bedrooms
- Ensuite to Master
- Three Reception Rooms
- Conservatory
- Double Garage
- Enclosed Rear Garden
- Council Tax E
- EPC Rating C
- Unfurnished
- Available November

FAQ's
Council Tax Band: E
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 Front Door, Storage Cupboard, Radiator, Stairs to First Floor

FAMILY ROOM 16' 6" x 7' 10" (5.03m x 2.39m) Window to Front, Radiator

LOUNGE 16' 6" x 10' 8" (5.03m x 3.25m) Window to Front, Open Flame Gas Effect Fire, Radiator

DINING ROOM 9' 11" x 9' 0" (3.02m x 2.74m) Laminate Flooring, Radiator, Archway to Conservatory

CONSERVATORY 11' 0" x 9' 11" (3.35m x 3.02m) Brick and UPVC Construction, Tiled flooring, Electric Heater, UPVC French doors to Rear Garden.

KITCHEN 11' 2" x 9' 11" (3.4m x 3.02m) Window to Rear, Range of Base and Wall Units, Tiles Splash Backs, Fitted Gas Hob and Oven, Sink, Door to Utility

UTILITY ROOM Door to Garden, Range of Base and Wall Units

CLOAKROOM Window to Side, Toilet, Sink, Tiled Splashback, Radiator

MASTER BEDROOM 13' 5" x 11' 0" (4.09m x 3.35m) Window to Front, Built in Wardrobes, Storage Cupboard, Radiator, Door to En-suite.

EN-SUITE Window to Front, Toilet, Sink, Tiled Splashback, Shower Cubicle, Radiator.

BEDROOM TWO 12' 0" x 8' 2" (3.66m x 2.49m) Window to Front, Built In Wardrobe, Radiator.

BEDROOM THREE 11' 4" x 7' 7" (3.45m x 2.31m) Window to Rear, Radiator.

BEDROOM FOUR 9' 2" x 8' 2" (2.79m x 2.49m) Window to Rear, Built In Wardrobe, Radiator.

BATHROOM Window to Rear Aspect, Three Piece White Suite Comprising of Toilet, Sink, Bath with Shower Over, Tiled Splashback, Radiator.

GARDEN Enclosed Rear Garden, Lawn with Patio Area.

GARAGE Double Garage, Up and Over Door

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

