



Honey Hill Road | Bedford | MK40 4PD

Rent £850 pcm

- Ground Floor Apartment
- One Bedroom
- Newly Fitted Bathroom
- Redecorated Throughout
- Gas Central Heating
- Short Walk to Train Station
- Allocated Parking
- Council Tax Band A
- EPC Rating C
- Available NOW

**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** Front Door leading to Hallway: Doors to Lounge, Kitchen, Bedroom and Bathroom: Radiator: Newly Fitted Carpet.

**LOUNGE** 14' 0" x 11' 7" (4.27m x 3.53m) Window to Side and Rear: Newly Fitted Carpet: Radiator.

**KITCHEN** 9' 11" x 6' 10" (3.02m x 2.08m) Range of Base and Wal Units: Electric Oven: Gas Hob: Extractor Hood: Space for Fridge/Freezer: Space for Washing Machine: Vinyl Flooring: Window to Side.

**BEDROOM** 11' 2" x 10' 1" (3.4m x 3.07m) Window to Side: Newly Fitted Carpet: Radiator.

**BATHROOM** 6' 3" x 7' 8" (1.91m x 2.34m) Newly Fitted Bathroom Suite: Bath with Shower Over: Toilet: Wash Hand Basin: Extractor Fan: Vinyl Flooring: Radiator.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

