



Anglian House | Ambury Road South | Huntingdon | PE29 3PD

Rent £1,150 pcm

- First Floor Apartment
- Town Centre Location
- Two Bedrooms
- Ensuite to Master
- Gas Central Heating
- Double Glazed Windows
- Allocated Parking
- Council Tax Band 'B'
- EPC Rating 'C'
- Available January 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**

**ENTRANCE HALL** Door from Communal Hallway: Security Intercom: Airing Cupboard Housing Heating System: Radiator.

**LOUNGE/KITCHEN/DINING ROOM** 25' 00" x 15' 8" (7.62m x 4.78m)  
Lounge Area: Two Double Glazed Windows to Rear: Radiator.

Kitchen/Dining Area: Fitted with Modern Base and Wall Mounted Units: Worksurfaces: Splashback: Integrated Electric Oven: Microwave: Hob: Extraction: Integrated Fridge/Freezer: Washer/Dryer: Dishwasher: Radiator.

**MASTER BEDROOM** 13' 9" x 11' 5" (4.19m x 3.48m) Double Glazed Window to Rear: Built-in Double Wardrobe: Radiator.

**ENSUITE** Double Glazed Window to Side: Toilet: Wash Hand Basin: Shower Cubicle: Heated Towel Radiator.

**BEDROOM TWO** 13' 5" x 11' 2" (4.09m x 3.4m) Double Glazed Window to Rear: Two Built-in Wardrobes: Radiator.

**BATHROOM** White Suite: Toilet: Wash Hand Basin: Shower Over Bath: Heated Towel Radiator.

**OUTSIDE** Allocated Permit Parking for One Car.

