



Percy Green Place | Huntingdon | PE29 6TZ

Rent £895 pcm

- Penthouse Apartment
- One Bedroom
- White Goods Included
- Part-Furnished
- Walking Distance to Hospital
- Balcony
- Allocated Parking
- Council Tax Band 'A'
- EPC Rating 'C'
- Available August

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 HALLWAY Window to Front: Utility Cupboard Housing Washing Machine and Boiler: Doors to Bedroom: Bathroom and Open Plan Kitchen/Lounge/Dining Room.

BATHROOM Window to Side: White Suite: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator.

BEDROOM 18' 11" x 09' 00" (5.77m x 2.74m) Window To Rear: Radiator.

LOUNGE/KITCHEN/DINING ROOM 21' 04" x 10' 00" (6.5m x 3.05m)
 Lounge: French Doors Opening onto Balcony.
 Kitchen: Modern Fitted Kitchen: Double Oven: Gas Hob: Fridge/Freezer: Radiator.

PARKING One Allocated Parking Space.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

