



## Charlton House | Nursery Road | Huntingdon | PE29 3RJ

Rent £975 pcm

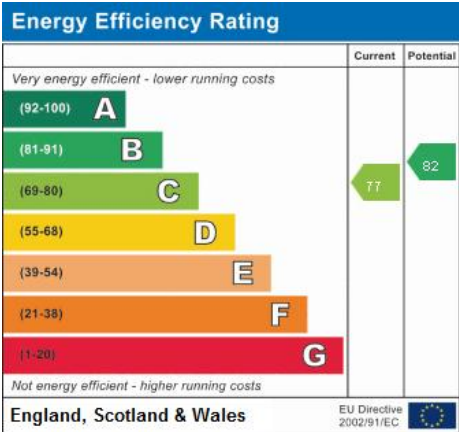
- First Floor Apartment
- Town Centre Location
- Two Double Bedrooms
- Large Living Area
- 15ft Kitchen/Breakfast Room
- Parking
- Gas Central Heating
- EPC Rating 'C'
- Council Tax Band B
- Available February 2026

**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 "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** Door from Communal Hallway: Storage Cupboard: Radiator.

**LOUNGE** 14' 10" x 13' 11" (4.52m x 4.24m) Window Bay to Front: Feature Fire Place: Radiator.

**KITCHEN/BREAKFAST ROOM** 15' 4" x 10' 5" (4.67m x 3.18m)  
Windows to Side and Rear: Juliet Balcony: Built in Electric Oven: Washing Machine Included: Space for Fridge/Freezer: Radiator.

**MASTER BEDROOM** 13' 6" x 8' 11" (4.11m x 2.72m) Window to Rear: Radiator.

**ENSUITE** Three Piece Suite: Toilet: Sink: Double Shower Cubicle: Heated Towel Rail.

**BEDROOM TWO** 9' 11" x 9' 10" (3.02m x 3m) Window to Side: Radiator.

**BATHROOM** Obscured Window to Side: Three Piece Suite: Toilet: Sink: Bath with Shower Over: Heated Towel Rail.

**OUTSIDE** There is one parking space to the front of the property and gated access to the bin store and bike store.

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

