



Kestrel Close | Hartford | PE29 1XD

Rent £850 pcm

- Cluster Home
- One Bedroom
- Communal Gardens
- Fitted Kitchen
- Double Glazed Windows
- Allocated Parking
- Visitors Parking
- EPC Rating 'D'
- Council Tax Band 'A'
- Available December

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**

Lounge 13' 11" x 10' 6" (4.24m x 3.2m) Double Glazed Window to Front and Side; Wall Mounted Electric Storage Heater; Stairs to First Floor Landing.

Kitchen 7' 11" x 6' 10" (2.41m x 2.08m) Double Glazed Window to Front: Fitted Kitchen: Electric Cooker: Space for Fridge/Freezer: Plumbing for Washing Machine: Under Stairs Storage Cupboard.

Bedroom 11' 8" x 10' 8" (3.56m x 3.25m) Double Glazed Window to Front: Airing Cupboard: Hot Water Tank: Wall Mounted Electric Storage Heater.

Bathroom 6' 07" x 5' 04" (2.01m x 1.63m) Double Glazed Window to Front: Toilet: Wash Hand Basin: Bath with shower Over: Extraction: Wall Mounted Electric Heater.

Outside Communal Gardens that are maintained by Management Company: Allocated Parking Space: Visitor Parking.

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

