



Honey Hill Road | Bedford | MK40 4PD

Rent £995 pcm

- First Floor Apartment
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Unfurnished
- Pets Considered
- EPC Rating C
- Council Tax Band B
- Available End of July

**FAQ's**

Council Tax Band: B

Pets: Pets Considered

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 declining. 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**

**COMMUNAL ENTRANCE HALLWAY** UPVC Door: Stairs to First Floor.

**HALLWAY** Doors to Lounge, Bedrooms & Bathroom: Radiator.

**LOUNGE** 14' 10" x 11' 0" (4.52m x 3.35m) Windows to Front: TV and Telephone Points: Radiator: Door to Kitchen.

**KITCHEN** 10' 11" x 8' 7" (3.33m x 2.62m) Window to Rear: Fitted Kitchen: Integrated Electric Oven and Gas Hob: Cooker Hood: Space for Fridge/Freezer: Plumbing for Washing Machine: Boiler: Radiator.

**BEDROOM ONE** 14' 11" x 11' 0" (4.55m x 3.35m) Windows to Front: Radiator.

**BEDROOM TWO** 11' 2" x 10' 11" (3.4m x 3.33m) Window to Rear: Radiator.

**BATHROOM** Three Piece Suite: Toilet: Sink: Bath with Shower Over: Extractor Fan: Shaver Socket: Radiator.

**PARKING** A allocated Parking Space to Rear of Property.

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

