



Christie Drive | Hinchingsbrooke | Huntingdon | PE29 6JP

Rent £1,100 pcm

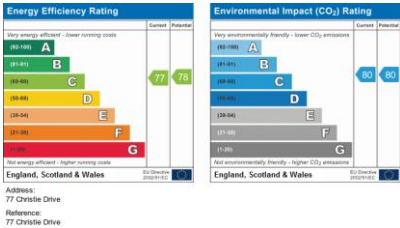
- Two Bedroom Apartment
- Modern Bathroom
- Allocated Parking
- Integrated Appliances
- Close to Country Park
- Close to Train Station
- Unfurnished
- Council Tax Band 'A'
- EPC 'C'
- Available NOW

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 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**



Entrance Hall Door to Front: Radiator: Door to Lounge.
Inner Hall Mains Fitted Smoke Detector: Built-in Storage Cupboard: Built-in Airing Cupboard housing pressurised Hot Tank: Door to Bedrooms and Bathroom.

Lounge 13' 9" x 12' 4" (4.19m x 3.76m) Double Glazed Patio Door with Double Glazed Windows to Side and Rear: Large Designer Radiator: Door to Inner Hall: Arch to Kitchen.

Kitchen 8' 11" x 5' 10" (2.72m x 1.78m) Double Glazed Window to Front: Fitted Kitchen: Integrated Electric Oven: Gas Hob: Integrated Fridge/Freezer: Integrated Washing Machine: Integrated Dishwasher: Wall Mounted Boiler Gas: Space Heater.

Master Bedroom 14' 11" x 11' 0" (4.55m x 3.35m) Irregular Shaped Room: Two Double Glazed Windows to Front: Two Built-in Double Wardrobes: Radiator.

Bedroom 2 9' 0" x 7' 10" (2.74m x 2.39m) Double Glazed Window to Front: Radiator.

Bathroom Double Glazed Window to Rear: Extractor Fan: WC: Wash Hand Basin: Bath with Shower Over: Radiator.

Gardens Laid Part to Lawn: Barked Borders: Shrubs: Allocated Parking Space: Bin Store.

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

