



Friars Court | Priory Road | St. Neots | PE19 1AF

Rent £950 pcm

- Terraced House
- One Bedroom
- Cloakroom
- Open Plan Living
- Allocated Parking
- Gas Central Heating
- Furnished Option
- Council Tax Band A
- EPC Rating 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 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**

**OPEN PLAN LOUNGE/KITCHEN** Lounge Area: 11'07 x 10'09  
Window to Front: Laminate Flooring: Radiator: Furnishings Optional.

Kitchen: 7'06 x 4'10

Range of base and wall units: Small Fridge/Freezer: Washing Machine:  
Electric Oven: Gas Hob: Extractor Hob: Vinyl Flooring.

**CLOAKROOM** Toilet: Wash Hand Basin: Vinyl Flooring.

**BEDROOM** 10' 09" x 9' 06" (3.28m x 2.9m) Windows to Front: Fitted Carpet: Radiator. Furnishings Optional.

**BATHROOM** 9' 06" x 4' 07" (2.9m x 1.4m) Bath with Shower Over:  
Toilet: Wash Hand Basin: Under Sink Storage Unit: Vinyl Flooring:  
Radiator: Airing Cupboard.

**OUTSIDE** Outdoor Courtyard Space to Front of Property.  
One Allocated Parking Space.

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

