



Hawkins Court | Princess Street | Huntingdon | PE29 3PS

Rent £1,100 pcm

- Two Double Bedrooms
- First Floor Apartment
- Open Plan Living
- Ensuite to Master
- Integrated Appliances
- Allocated Parking
- Town Centre Location
- Council Tax Band B
- EPC Rating B
- Available June

FAQ's

Council Tax Band: B

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**

ENTRANCE HALL Door from Communal Hall: Doors to Living Room, Bedrooms and Bathroom.

OPEN PLAN LOUNGE/KITCHEN 19' 1" x 14' 5" (5.82m x 4.39m)

Open Plan Lounge, Dining Room and Kitchen:

Lounge/Dining Area - Juliette Balcony: Laminate Flooring: Electric Heater. Kitchen - Range of Base and Wall Units: Integrated Electric Oven and Hob: Integrated Dishwasher and Washer Dryer: Space for Fridge Freezer: Laminate Flooring.

MASTER BEDROOM 12' 9" x 10' 8" (3.89m x 3.25m) Window to Side: Electric Heater: New Carpet: Door to Ensuite.

ENSUITE Shower Cubicle: Wash Hand Basin: Toilet: Extractor: Heated Towel Rail: Tiled Flooring.

BEDROOM TWO 12' 8" x 8' 6" (3.86m x 2.59m) Window to Side: Electric Heater: New Carpet.

BATHROOM Bath with Shower Attachment: Wash Hand Basin: Toilet: Extractor: Heated Towel Rail: Tiled Flooring.

OUTSIDE Communal Garden to Front. Allocated Parking for One Car.

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

