



Anglian House | Ambury Road South | Huntingdon | PE29

Rent £1,150 pcm

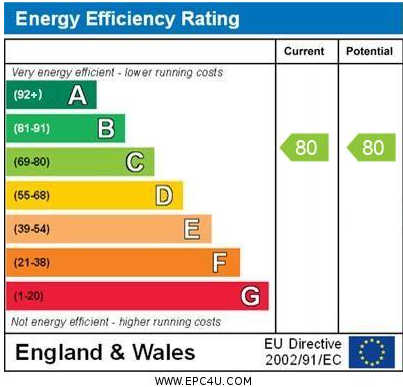
- Town Centre Apartment
- Two Bedrooms
- Ensuite to Master
- Views Overlooking Park
- EPC C
- Gas Central Heating
- Allocated Parking
- Secure Development
- Council Tax Band B
- Available November

FAQ's
Council Tax Band: B
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**



ENTRANCE HALL Intercom Handset: Large Storage Cupboard: Doors to Lounge/Kitchen/Dining Room: Bedrooms and Bathroom.

LOUNGE/KITCHEN/DINING ROOM 16' 5" x 14' 11" (5m x 4.55m)
Open Plan Lounge/Kitchen/Dining: Two Windows Overlooking Park: Two Radiators: Modern Fitted Kitchen: Appliances Include: Fridge/Freezer: Electric Hob and Oven: Extraction: Wash/Dryer: Dishwasher and Microwave.

MASTER BEDROOM 16' 00" x 10' 5" (4.88m x 3.18m) Two Windows Overlooking Park: Fitted Wardrobe: Radiator: Door to Ensuite.

ENSUITE White Suite: Double Walk-in Shower Cubicle: Extraction: Toilet: Wash Hand Basin: Heated Towel Radiator.

BEDROOM TWO 11' 0" x 8' 4" (3.35m x 2.54m) Window Overlooking Park: Radiator.

BATHROOM White Suite: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator: Cabinet over Sink.

PARKING The Apartment comes with One Allocated Parking Space: Bike Storage and Bin Storage.

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

