HARVEY ROBINSON

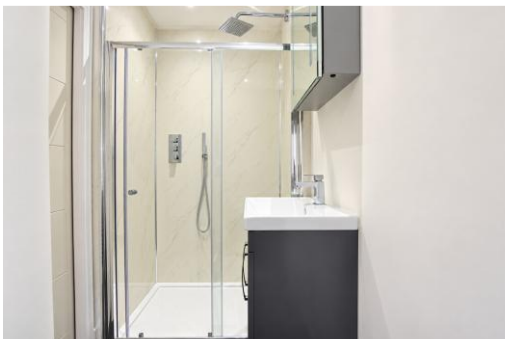
01480 454040

lettings@harveyrobinson.co.uk









Victoria Apartments | Victoria Square | Huntingdon | PE29 3QW

Rent £1,025 pcm

- Town Centre Apartment
- Ground Floor
- Two Bedrooms
- Integrated Appliances
- Open Plan Living
- Underfloor Heating
- On Road Parking
- EPC Rating 'C'
- Council Tax Band 'B'
- Available 16th 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 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**

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM 18' 02" x 08' 08" (5.54m x 2.64m) 'L' Shaped Additional Kitchen Area 11'08 x 5'.07. Bay Window to Front: Underfloor Heating: Modern Fitted Kitchen: Electric Hob: Electric Oven: Integrated Washer/Dryer: Slimline Dishwasher: Fridge/Freezer.

MASTER BEDROOM 12' 07" x 10' 06" (3.84m x 3.2m) Window to Front: Fitted Wardrobe. Door to Shower Room.

BEDROOM TWO 10' 05" x 06' 10" (3.18m x 2.08m) Window to Side: Fitted Wardrobe Housing Boiler:

SHOWER ROOM Double Shower Cubicle: Toilet: Wash Hand Basin: Vanity Unit: Heated Towel Radiator.

PARKING On Road Parking: Alternatively a Parking Permit can be obtained for Ingram Street Car Park via Local Authority.

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

