



Percy Green Place | Huntingdon | PE29 6TZ

Rent £975 pcm

- Two Bedroom Apartment
- Open Plan Kitchen/Living Area
- New Carpet To Be Laid
- Gas Central Heating
- Close To Train Station
- Close To Town Centre
- Allocated Parking For One Car
- EPC Rating 'C'-
- Council Tax Band 'A'
- Available End Of January

## Huntingdon

## St Neots

## Biggleswade

## St Ives

### FAQ's

Council Tax Band: A  
 Pets: Not Allowed  
 Smoking: Not Allowed

### Application Process

#### Holding Deposit

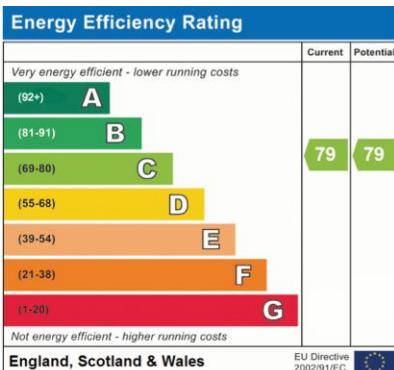
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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** 12' 05" x 3' 05" (3.78m x 1.04m) Hard Flooring: Magnolia Painted Walls: Storage Cupboard: Radiator: Doors Leading To All Rooms.

**LOUNGE/KITCHEN** 18' 08" x 16' 08" (5.69m x 5.08m) Open Plan Kitchen And Living Space: Beige Fitted Carpet: Magnolia Painted Walls: Window To Side: Juliet Balcony: Brown Wooden Kitchen Wall And Base Units: Space For White Goods: Electric Hob And Oven.

**BATHROOM** 6' 06" x 7' 00" (1.98m x 2.13m) Magnolia Painted Walls: White Ceramic Tiles: White Ceramic Toilet: White Ceramic Basin: White Ceramic Bath With Overhead Shower: Vinyl Flooring: Radiator.

**BEDROOM ONE** 10' 05" x 10' 07" (3.18m x 3.23m) Magnolia Painted Walls: Wallpaper To One Wall: Window To Side.

**BEDROOM TWO** 10' 05" x 8' 06" (3.18m x 2.59m) Magnolia Painted Walls: Juliet Balcony To Front: Radiator: Vinyl Flooring.

**ALLOCATED PARKING** Car Parking Space With Number 65.

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

