HARVEY ROBINSON

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The Hurdles | Brampton | Huntingdon | PE28 4QR

Rent £1150 pcm

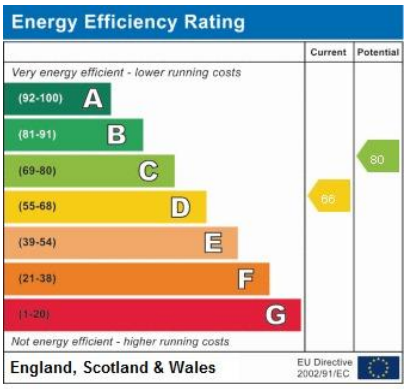
- Luxury Apartment
- Ground Floor
- Two Bedrooms
- Open Plan Living
- Cycle Racks
- Utility Room
- Allocated Parking
- Council Tax Band 'B'
- EPC Rating 'D'
- Available January

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**



Address:
1 Sph Hurdles, Brampton, PE28 4QR

ENTRANCE HALL Door from Communal Hallway: Cloakroom Cupboard: Phone Entry System: Wall Mounted Electric Heater.

LOUNGE/KITCHEN/DINING ROOM 20' 5" x 11' 8" (6.22m x 3.56m) Two Double Glazed Windows to Side: Two Wall Mounted Electric Heaters: Fitted Kitchen: Waste Disposal Unit: Integrated Electric Oven: Hob: Extraction: Space for Fridge Freezer: Plumbing for Dishwasher.

UTILITY ROOM 6' 0" x 4' 6" (1.83m x 1.37m) Plumbing for Washing Machine: Extraction Fan: Hot Water Tank.

MASTER BEDROOM 11' 5" x 9' 7" (3.48m x 2.92m) Double Glazed Window to Front: Range of Fitted Wardrobes: Wall Mounted Electric Heater.

BEDROOM TWO 11' 5" x 8' 4" (3.48m x 2.54m) Double Glazed Window to Front: Wall Mounted Electric Heater.

BATHROOM 7' 10" x 6' 0" (2.39m x 1.83m) White Suite: Toilet: Bath with Shower Over: Extraction Fan: Shaver Point: Heated Towel Rail.

OUTSIDE One Allocated Parking Space: Bin Stores: Bike Storage.

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



