HARVEY ROBINSON

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Percy Green Place | Stukeley Meadows | Huntingdon | PE29 6TY Rent £1100 pcm

- Ground Floor Apartment
- Two Bedrooms
- Allocated Parking
- Gas Central Heating
- UPVC Double Glazing
- EPC Rated C
- Council Tax Band A
- Short Walk to Hospital
- Unfurnished
- Available December

FAQ's
Council Tax Band: A
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: Intercom Security Access System: Built-in Storage Cupboard: Radiator: Doors to All Rooms.

OPEN PLAN LOUNGE/KITCHEN 21' 1" x 18' 10" (6.43m x 5.74m) Open Plan Space comprising Lounge, Kitchen/Diner: French Doors opening onto Terrace: TV and Telephone Points: Fitted Kitchen: Integrated Oven and Hob: Fridge/Freezer: Plumbing for Washing Machine: Radiator.

MASTER BEDROOM 10' 10" x 10' 6" (3.3m x 3.2m) Window to Rear: TV and Telephone Points: Radiator: 'Jack & Jill' door to bathroom.

BEDROOM TWO 10' 6" x 8' 7" (3.2m x 2.62m) French Doors opening to Terrace: TV and Telephone Points: Radiator.

BATHROOM 7' 2" x 6' 4" (2.18m x 1.93m) Three Piece Suite: Toilet: Sink: Bath with Shower Attachment: Extractor Fan: Radiator.

OUTSIDE One Allocated Parking Space: Covered Cycle Storage Areas: Bin Stores.

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



