



Green End Road | Sawtry | Huntingdon | PE28 5XA

Rent £950 pcm

- First Floor Apartment
- Two Large Bedrooms
- Local Amenities
- Allocated Parking
- Redecorated Throughout
- Gas Central Heating
- EPC Rating D
- Council Tax Band A
- Village Location
- Available NOW

**FAQ's**

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

**Application Process**

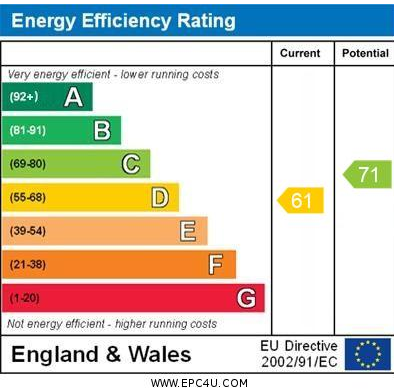
**Holding Deposit**  
 We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit 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** Stairs To First Floor Landing.

**FIRST FLOOR LANDING** Doors to Bedrooms: Bathroom and Toilet: Storage Cupboard: Storage Cupboard Housing Boiler.

**KITCHEN** 10' 11" x 10' 04" (3.33m x 3.15m) Front Facing Window: Modern Fitted Kitchen: Gas Hob: Electric Fan Oven: Space For Washing Machine: Space For Fridge Freezer: Gas Radiator.

**BATHROOM** 7' 02" x 7' 01" (2.18m x 2.16m) White Modern Bathroom Suite: Shower Over Bath: Wash Hand Basin: Ceiling Fitted Extractor Fan.

**SEPARATE TOILET** 7' 04" x 2' 11" (2.24m x 0.89m) Toilet: Fixed Shelving: Gas Radiator: Ceiling Fitted Extractor Fan.

**LOUNGE** 18' 05" x 12' 00" (5.61m x 3.66m) Windows To Front And Side: Gas Radiators.

**MASTER BEDROOM** 15' 03" x 12' 00" (4.65m x 3.66m) Rear Facing Window: Gas Radiator.

**BEDROOM TWO** 11' 11" x 10' 04" (3.63m x 3.15m) Rear Facing window: Gas Radiator.

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

