

Park Square | Brookside | Huntingdon | PE29 1HX

Rent £1,150 pcm

- Two Bedrooms
- Council Tax Band 'B'
- First Floor
- EPC Rating 'B'
- Town Centre Location
- Allocated Parking
- Gated Access
- Unfurnished
- Close to Local Amenities
- Available August 2026

**FAQ's**

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

**Application Process**

**Holding Deposit**

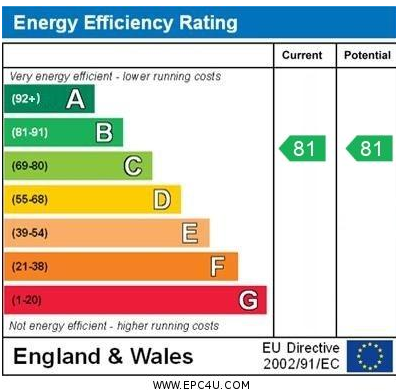
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. 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 Hallway: Large Storage Cupboard: Radiator: Plumbing For Washing Machine.

**Lounge/Diner/Kitchen** 22' 11" x 10' 10" (6.99m x 3.3m) Lounge/Dining Room: Window to Rear: Radiators. Kitchen: Modern Fitted Kitchen: Appliances Include: Integrated Fridge/Freezer: Dishwasher: Gas Hob and Electric Oven.

**Master Bedroom** 12' 8" x 12' 2" (3.86m x 3.71m) Window to Rear: Fitted Wardrobes: Radiator: Door to En-Suite

**En-Suite** 7' 1" x 5' 7" (2.16m x 1.7m) Modern Fitted Bathroom: Double Shower Cubicle: Toilet: Wash Hand Basin and Heated Towel Radiator.

**Bedroom Two** 12' 33" x 6' 5" (4.5m x 1.96m) Window to Rear: Storage Cupboard housing Boiler: Radiator.

**Bathroom** 7' 7" x 6' 3" (2.31m x 1.91m) Modern Fitted Bathroom: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator.

**Outside** There is one allocated parking space, a cycle/bin store and communal landscaped gardens.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
 Redress Scheme: The Property Ombudsman  
 Agent Fees can be found on our website - [www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)

