HARVEY ROBINSON

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Watersmeet | Mill Common | Huntingdon | PE29 3AY

Rent £1050 pcm

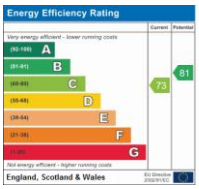
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living
- Electric Heating
- Balcony
- Allocated Parking
- Close To Town
- Council Tax Band C
- EPC Rating C
- Available December

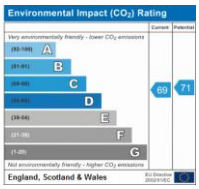
FAQ's
Council Tax Band: C
Smoking: Not Allowed

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 Entrance from Communal Hallway: Secure Door Entry System: Storage Cupboard: Electric Heater: Doors to All Rooms.

LOUNGE 15' 6" x 11' 3" (4.72m x 3.43m) Patio Doors opening to Balcony: Electric Heater.

KITCHEN 11' 8" x 6' 4" (3.56m x 1.93m) Fitted Kitchen with Breakfast Bar: Integrated Electric Oven and Hob: Integrated Fridge/Freezer, Dishwasher and Washing Machine.

MAIN BEDROOM 15' 6" x 9' 4" (4.72m x 2.84m) Windows to Rear: Two Built in Wardrobes: Electric Heater.

BEDROOM TWO 11' 5" x 7' 11" (3.48m x 2.41m) Patio Doors opening on to Balcony: Electric Heater.

BATHROOM Three Piece Suite: WC: Wash Hand Basin: Bath: Extractor Fan: Heated Towel Rail.

BALCONY Enclosed Balcony with Paved Area.

PARKING One Allocated Parking Space.

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



