



## Anglian House | Ambury Road South | Huntingdon | PE29 3PD

Rent £975 pcm

- Ground Floor Apartment
- One Bedroom
- Town Centre Location
- Close to Transport Links
- Small Garden Area
- Allocated Parking
- EPC Rating 'C'
- Council Tax Band A
- Unfurnished
- Available November

**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 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** Intercom: Storage Cupboard: Doors to Lounge: Bathroom and Bedroom: Radiator.

**LOUNGE/KITCHEN/DINING ROOM** 21' 11" x 16' 02" (6.68m x 4.93m) Windows to side: Fitted Kitchen: Oven and Hob: Integrated Appliances include Washing Machine: Dishwasher: Fridge/Freezer: Microwave.

**BEDROOM** 17' 10" x 09' 03" (5.44m x 2.82m) Window and Door to Small Garden Area: Fitted Wardrobes: Radiator.

**BATHROOM** Three Piece Suite: WC: Wash Hand Basin: Shower Over Bath: Heated Towel Rail.

**ALLOCATED PARKING** One Allocated Parking Space: Permit Provided.

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

