HARVEY ROBINSON

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Bradshaw Close | Alconbury Weald | Huntingdon | PE28 4NY

Rent £1,695 pcm

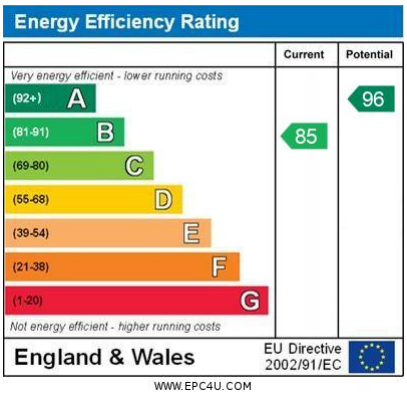
- Semi-Detached House
- Three Bedrooms
- Built In Wardrobes
- Kitchen with Integrated Appliances
- Driveway for Two Cars
- Enclosed Rear Garden
- Gas Central Heating
- Council Tax Band C
- EPC Rating B
- Available NOW

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 Main Front Door: Storage Cupboard: Doors to Cloakroom, Lounge and Kitchen: Stairs to First Floor.
CLOAKROOM 5' 09" x 2' 11" (1.75m x 0.89m) Window to Side: Toilet: Wash Hand Basin: LVT Flooring: Radiator.
LOUNGE 16' 01" x 10' 11" (4.9m x 3.33m) Windows to Front: Fitted Carpet: Radiator: Sofa.
KITCHEN/DINER 18' 01" x 11' 03" (5.51m x 3.43m) Range of Base and Wall Units: Integrated Dishwasher and Fridge Freezer: Gas Hob with Extractor Hood: Double Oven: Space for Washer Dryer in Storage Cupboard under Stairs: LVT Flooring: Radiator: Windows and French Doors to Garden.
LANDING Window to Side: Fitted Carpet: Radiator: Airing Cupboard.
MASTER BEDROOM 11' 05" x 9' 00" (3.48m x 2.74m) Window to Front: Three Built In Double Wardrobes: Fitted Carpet: Radiator: Door to Ensuite.
ENSUITE 7' 04" x 4' 00" (2.24m x 1.22m) Shower Cubicle: Toilet: Wash Hand Basin with Storage: Extractor Fan: Heated Towel Rail: Tiled Flooring.
BEDROOM TWO 11' 08" x 9' 02" (3.56m x 2.79m) Window to Rear: Built In Double Wardrobe: Fitted Carpet: Radiator: Bed Frame.
BEDROOM THREE 8' 08" x 8' 07" (2.64m x 2.62m) Window to Rear: Fitted Carpet: Radiator: Bed Frame and Wardrobe.
BATHROOM 5' 06" x 4' 06" (1.68m x 1.37m) Obscured Window to Front: Bath with Shower Over: Toilet: Wash Hand Basin with Storage: Extractor Fan: Heated Towel Rail: Tiled Flooring.
OUTSIDE Enclosed Rear Garden with Patio Area and Shed: Side Access. Driveway with Two Parking Spaces.
AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk



