HARVEY ROBINSON

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Dilleys Court | Huntingdon | HUNTINGDON | PE29 3PT

Rent £1,050 pcm

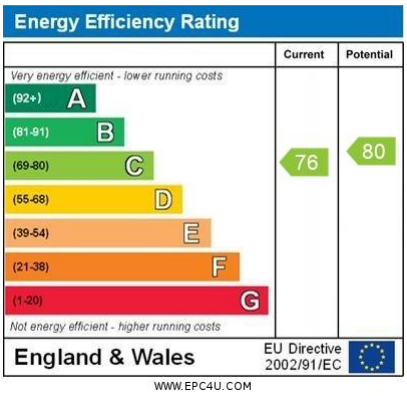
- Third Floor Apartment
- Two Bedrooms
- Ensuite to Master
- Kitchen Appliances Included
- Secure Parking
- Unfurnished
- Town Centre Location
- EPC Rating C
- Council Tax Band B
- Available December

FAQ's
Council Tax Band: B
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 Door from Communal Hallway: Airing Cupboard: Laminate Flooring: Electric Heater: Doors to All Rooms.

OPEN PLAN LOUNGE/KITCHEN 19' 8" x 14' 2" (5.99m x 4.32m)
Lounge - Open Plan Living Space: Juliet Balcony: Intercom System: Electric Heater: Laminate Flooring.
Kitchen - Range of Wall and Base Units: Electric Oven and Hob: Extractor Hood: Integrated Washing Machine and Dishwasher: Free Standing Fridge/Freezer.

MASTER BEDROOM 12' 8" x 10' 6" (3.86m x 3.2m) Window: Electric Heater: Carpeted Flooring: Door to Ensuite.

ENSUITE Shower Cubicle: Toilet: Sink: Extractor Fan: Shaver Point: Heated Towel Rail: Ceramic Flooring.

BEDROOM TWO 12' 0" x 8' 7" (3.66m x 2.62m) Window: Carpeted Flooring: Electric Heater.

BATHROOM 9' 6" x 5' 8" (2.9m x 1.73m) Bath with Handheld Shower Attachment: Toilet: Sink: Extractor Fan: Shaver Point: Ceramic Flooring.

OUTSIDE Secure Under Croft Parking: Bike Rack: Keyless Entry System to Communal Hallway.

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



