



Ermine Street | | Huntingdon | PE29 7SD

Rent £825 pcm

- One Bedroom
- First Floor Apartment
- 17ft Lounge
- Close To Town Centre
- Close to Train/Bus Stations
- Gas Central Heating
- Unfurnished
- Council Tax Band 'B'
- EPC Rating 'C'
- Available November 2024

**FAQ's**

Council Tax Band: B  
 Pets: Not Allowed  
 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**

**First Floor**

**Entrance Hall** Composite door from communal hallway, large storage cupboard.

**Lounge/Diner** UPVC double glazed window to side aspect, radiator, wood laminated flooring.

**Kitchen** UPVC double glazed window to rear aspect, fitted kitchen with base and wall mounted units, work surfaces, stainless steel sink and drainer unit, tiled splash backs, integrated electric oven, gas hob, cooker hood, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler, ceramic tiled flooring.

**Bathroom** UPVC double glazed obscured window to rear aspect, fitted with WC, pedestal wash hand basin, bath with mixer tap and shower attachment over, part tiled walls, radiator.

**Bedroom** UPVC double glazed window to rear aspect.

**Outside**

There is a large parking area with an allocated parking space.

