



Grosvenor Gardens | St. Neots | PE19 1DL

Rent £900 pcm

- One Bedroom House
- Town Centre Location
- Allocated Parking
- Enclosed Front Garden
- Unfurnished
- Wardrobe Included
- Walking to Train Station
- EPC Rating E
- Council Tax Band A
- Available Early May

**FAQ's**

Council Tax Band: A  
 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**

**ENTRANCE PORCH** Door to front: Door into Lounge.

**LOUNGE** 11' 8" x 10' 6" (3.56m x 3.2m) Box Bay Window to Front: Electric Storage Heater: Stairs to First Floor Landing: Door to Kitchen.

**KITCHEN** 8' 3" x 6' 7" (2.51m x 2.01m) Window to Front: Fitted Kitchen with Base and Wall Mounted Units: Electric Oven and Hob: Space for Fridge/Freezer and Washing Machine: Under Stair Storage.

**LANDING** Doors to Bathroom: Bedroom: Loft Access Above.

**BEDROOM** 10' 8" x 8' 6" (3.25m x 2.59m) Window to Front: Electric Heater: Double Wardrobe with Mirrored Sliding Doors: Storage Cupboard Housing Water Tank.

**BATHROOM** Window to Front: Toilet: Bath with Shower Over: Toilet: Wash Hand Basin.

**FRONT GARDEN** Laid to Lawn: Picket Fence Enclosed.

**ALLOCATED PARKING SPACE** One Allocated Parking Space Marked Number 14.

