



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

Rent £900 pcm

- One Bedroom Apartment
- Second Floor
- Town Centre Location
- Open Plan Lounge/Kitchen
- Appliances Included
- Gas Central Heating
- Secure Permit Parking
- EPC Rating C
- Council Tax Band 'A'
- Available January 2025

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 HALL Intercom System: Radiator: Doors to Open Plan Lounge/Kitchen/Diner: Bathroom: Bedroom: Storage Cupboard Housing Boiler.

LOUNGE/KITCHEN/DINER 19' 2" x 15' 2" (5.84m x 4.62m) Open Plan Lounge/Kitchen/Diner: Three Windows to Front: Radiators.

Modern Fitted Kitchen: Integrated Washing Machine: Dishwasher: Fridge/Freezer: Electric Hob: Oven.

BEDROOM 19' 6" x 11' 9" (5.94m x 3.58m) Large Bedroom: Window to Front: Radiator: Walk-in Wardrobe.

BATHROOM White Suite Including: Toilet: Wash Hand Basin: Shower Over Bath: Heated Towel Radiator.

ALLOCATED PARKING Permit Parking for One Car.

