



Nightingale Mews | Primrose Lane | Huntingdon | PE29 1WH

Rent £1,450 pcm

- Exclusive Mews Style House
- Two Bedrooms
- Ensuite to Master
- Balcony to Master
- Kitchen Appliances Included
- Enclosed Rear Garden
- One Allocated Parking Space
- EPC Rating B
- Council Tax Band C
- Available Mid October

FAQ's

Council Tax Band: C
 Pets: Not Allowed
 Smoking: Not Allowed

Application Process

Holding Deposit

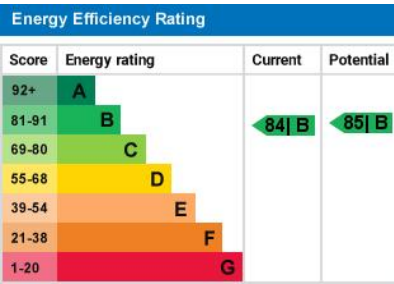
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 Large Entrance Hallway: Stairs to First Floor Landing: Storage Cupboard: Under Stair Cupboard: Doors to WC: Kitchen/Dining Room/Lounge: Radiator.

WC White Suite: Toilet: Wash Hand Basin: Radiator.

DINING ROOM/LOUNGE 22' 00" x 16' 11" (6.71m x 5.16m) Open Plan 'L' Dining Room/Lounge: Window to Rear: Patio Doors Opening to Enclosed Rear Garden: Radiators: Archway Opening to Kitchen.

KITCHEN 10' 03" x 09' 06" (3.12m x 2.9m) Window to Front: Modern Fitted Kitchen: Five Ring Gas Hob: Double Electric Ovens: Integrated Fridge/Freezer: Dishwasher and Washing Machine.

MASTER BEDROOM 14' 10" x 09' 08" (4.52m x 2.95m) Doors Opening to Balcony: Fitted Double Wardrobes: Radiator: Door to Ensuite.

ENSUITE Window to Front: White Suite: Walk-in Double Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Radiator.

BEDROOM TWO 14' 01" x 09' 08" (4.29m x 2.95m) Window to Rear: Radiator.

FAMILY BATHROOM Window to Rear: Cupboard Housing Water Tank: White Suite: Shower Over Bath: Wash Hand Basin: Toilet.

DRIVEWAY PARKING One Allocated Parking Space Located to the Left Hand Side of the Property.

ENCLOSED REAR GARDEN Side Gated Access: Laid to Lawn: Patio.

